LOT 51
IN OR 1404/1083
ESMT PT OR 1164/35

PARISE SAMUEL/PARISE DELLA
96028 LONG ISLAND PL
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0051-0000

BUILDING CHARACTERISTICS

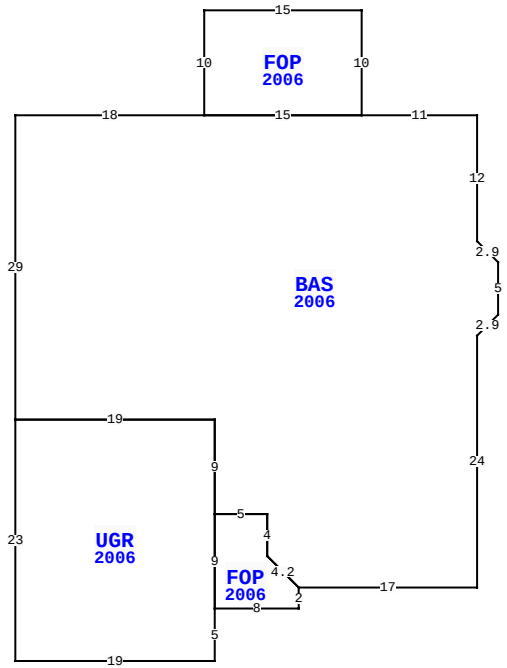
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,651	100	1,651	198,290
FOP	56	30	17	2,042
FOP	150	30	45	5,405
UGR	437	45	197	23,660
TOTALS	2,294		1,910	229,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,910	108.2900	128.59	245,607	2006	2008	0	0	0	6.60	93.40

1 SNGL FAM – 0% - 0 Heated Area: 1651 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

96394 NASSAU LAKES CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	229,397
TOTAL MARKET OB/XF VALUE	3,542
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	307,939
SOH/AGL Deduction	67,968
ASSESSED VALUE	239,971
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,971
TOTAL JUST VALUE	307,939
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101785	REPAIR/RRF	13,644	02/01/2021
E16497	ELEC OTHER	1,500	01/01/2006
M10800	MECH OTHER	0	12/01/2005
P10038	OTHER	0	09/01/2005
C15883	CO ISSUED	204,540	08/01/2005
R08112	REPAIR/RRF	1,500	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1404/1083	4/17/2006	WD	Q	I		204,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: PARISE SAMUEL & DEL						
1323/0398	6/07/2005	WD	U	V	19	40,000
GRANTOR: THE RESERVE AT NASSAU						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	774.00	SF	5.20	5.20	100	2006	2006	3	88	3,542	

BUILDING DIMENSIONS

BAS=[YR=2006] W11 FOP=[YR=2006] W15 N10 E15 S10 $ W15 W18
S29 UGR=[YR=2006] S23 E19 N5 N9 N9 W19 $ E19 S9
FOP=[YR=2006] E5 S4 D3 R3 S2 W8 N9 $ E5 S4 D3 R3 E17N24
U2 R2 N5 U2 L2 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 3,542

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/19/2018 BY TWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS