

LOT 3
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

EASOM MACKENZIE
96119 LONG ISLAND PL
FERNANDINA BEACH, FL 32034

2024

27-2N-28-1840-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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
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NEIGHBORHOOD/LOC	4057.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,952	100	1,952	240,880
FGR	460	55	253	31,221
FOP	48	30	14	1,728
FSP	160	40	64	7,898
TOTALS	2,620		2,283	281,726

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	875.00	875.00	100	2004	2004	3	88	770	
2	0811	CONCRETE B	0	100	0	0	748.00	SF	1.30	1.30	100	2004	2004	3	84	817	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000133	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,283	108.7800	135.98	310,442	2004	2004	0	0	0	9.25	90.75	
1 SNGL FAM - 100% - 2024 Heated Area: 1952 HX Base Yr 2024													
96119 LONG ISLAND PL, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/22/2023 MLU													

TOTAL OB/XF													
1,587													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		281,726	
TOTAL MARKET OB/XF VALUE		1,587	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		358,313	
SOH/AGL Deduction		0	
ASSESSED VALUE		358,313	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		308,313	
TOTAL JUST VALUE		358,313	
NCON VALUE		221,185	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		134,129	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412846	NEW CONSTR	0	08/16/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2639/730	5/11/2023	WD	Q	I	01	449,000
GRANTOR: PARK PLACE INVESTMENT						
GRANTEE: EASOM MACKENZIE						
2515/0489	11/18/2021	WD	U	I	40	168,000
GRANTOR: GAY DONALD G						
GRANTEE: PARK PLACE INVESTME						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2004;ORIG=0,0] W15 S10 W16 N10 W14 S48 E14 N6 E8 S6 E3 E20 N48 \$		
FGR=[YR=2004;ORIG=-20,48] S23 E20 N23 W20 \$		
FSP=[YR=2023;ORIG=-15,0] W16 S10 E16 N10 \$		
FOP=[YR=2004;ORIG=-31,48] E8 N6 W8 S6 \$		