

LOT 5
IN OR 1296/1221
ESMT PT OR 1164/35

GREINER ROBERT JAMES/GREINER DOLORES C
96147 LONG ISLAND PLACE
FERNANDINA BEACH, FL 32034

2024

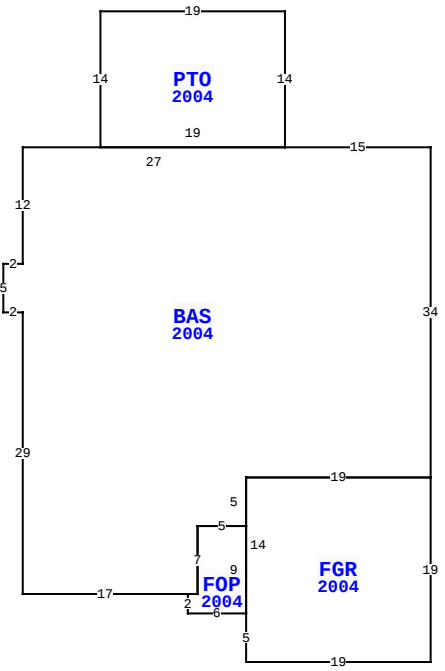
27-2N-28-1840-0005-0000



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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	1,679	100	1,679	203,383
FGR	361	55	199	24,105
FOP	47	30	14	1,696
PTO	266	5	13	1,575
TOTALS	2,353		1,905	230,759

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,905	105.4480	131.81	251,098	2004	2006	0	0	8.10	91.90	
1 SNGL FAM - 100% - 2005 Heated Area: 1679 HX Base Yr 2005												
												
96147 LONG ISLAND PL, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/22/2023 MLU												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004
2	0811	CONCRETE B	0	100	0	0	691.00	SF	5.20	5.20	100	2004

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2004	3	88	3,080	
2004	3	84	3,018	

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		230,759	
TOTAL MARKET OB/XF VALUE		6,098	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		311,857	
SOH/AGL Deduction		169,487	
ASSESSED VALUE		142,370	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		92,370	
TOTAL JUST VALUE		311,857	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		301,620	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009859		34,856	08/01/2023
B1909673	REPAIR/RRF	10,200	11/01/2019
B0412819	NEW CONSTR	0	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1296/1221	2/18/2005	QC	U	I	07	100
GRANTOR: GREINER ROBERT JAMES						
GRANTEE: GREINER ROBERT JAME						
1286/0357	1/06/2005	QC	U	I	06	74,550
GRANTOR: GREINER ROBERT JAMES						
GRANTEE: GREINER ROBERT JAME						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2004] W15 PTO=[YR=2004] N14 W19 S14 E19 \$ W27 S12 W2 S5 E2 S29 E17 FOP=[YR=2004] S2 E6 FGR=[YR=2004] S5 E19 N19 W19 S14 \$ N9 W5 S7 W1 \$ E1 N7 E5 N5 E19 N34\$.												