LOT 6
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

PEASE MARGARET L/E/
96167 LONG ISLAND PL
FERNANDINA BEACH, FL 32034

2024

27-2N-28-1840-0006-0000

BUILDING CHARACTERISTICS

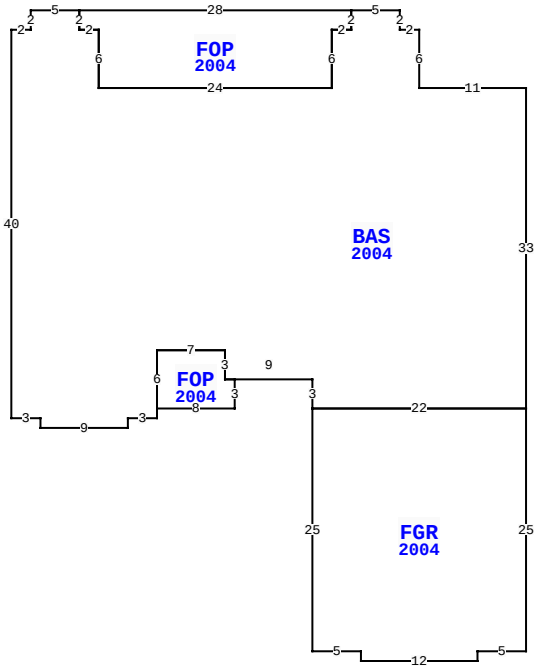
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,832	100	1,832	219,348
FGR	562	55	309	36,997
FOP	45	30	14	1,676
FOP	200	30	60	7,184
TOTALS	2,639		2,215	265,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,215	105.8400	132.30	293,044	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2023 Heated Area: 1832 HX Base Yr 2023



96167 LONG ISLAND PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,205
TOTAL MARKET OB/XF VALUE		4,271
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		344,476
SOH/AGL Deduction		1,796
ASSESSED VALUE		342,680
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		287,680
TOTAL JUST VALUE		344,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/1541	11/09/2023	WD	U	I	11	100
GRANTOR: PEASE MARGARET A						
GRANTEE: KIERNAN ELIZABETH						
2644/493	5/30/2023	LE	U	I	11	100
GRANTOR: PEASE MARGARET A						
GRANTEE: AMATRIAIN VALERIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W11 N6 W2 N2 W5 FOP=[YR=2004] W28 S2 E2 S6 E24 N6 E2 N2$ S2 W2 S6 W24 N6 W2 N2 W5 S2 W2 S40 E3 S1 E9 N1 E3 N1 FOP=[YR=2004] E8 N3 W1 N3 W7 S6$ N6 E7 S3 E9 S3 FGR=[YR=2004] S25 E5 S1 E12 N1 E5 N25 W22$ E22 N33$.

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	0812	CONCRETE C	0	100	0	0	1,271.00	SF	4.00	4.00	100	2004	2004	3	84	4,271	

LAND DESCRIPTION

TOTAL OB/XF 4,271

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS