

LOT 12
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

GONSALVES FRANK III/GEGGATT SUSAN A
96188 LONG ISLAND PL
FERNANDINA BEACH, FL 32034

2024

27-2N-28-1840-0012-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	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	1,647	100	1,647	194,081
FGR	380	55	209	24,629
FOP	68	30	20	2,357
TOTALS	2,095		1,876	221,066

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,876	103.8800	129.85	243,599	2004	2004	0	0	9.25	90.75
1 SNGL FAM - 100% - 2019 Heated Area: 1647 HX Base Yr 2019											
12 29 36 45 20 7 14 9 2 12 7 5 10 5 20 BAS 2004 FGR 2004 FOP 2004											
BLD DATE						LGL DATE		05/22/2023			
XF DATE						LAND DATE		MLU			