LOT 13
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

DAVIDSON SARA M L/E/
96164 LONG ISLAND PL
FERNANDINA BEACH, FL 32034

**2024**

**27-2N-28-1840-0013-0000**

## BUILDING CHARACTERISTICS

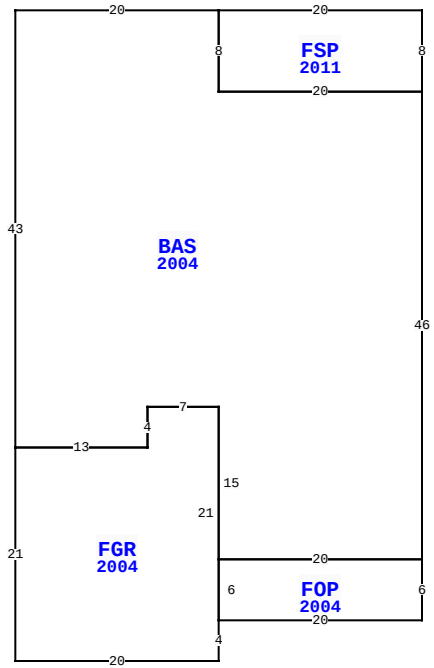
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,752 | 100 | 1,752 | 220,875 |
| FGR | 448 | 55 | 246 | 31,013 |
| FOP | 120 | 30 | 36 | 4,538 |
| FSP | 160 | 40 | 64 | 8,069 |
| TOTALS | 2,480 | | 2,098 | 264,495 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,098 | 111.1320 | 138.92 | 291,454 | 2004 | 2004 | 0 | 0 | 0 | 9.25 | 90.75 |

1 SNGL FAM – 100% - 2013 Heated Area: 1752 HX Base Yr 2013




96164 LONG ISLAND PL, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 264,495 |
| TOTAL MARKET OB/XF VALUE | | 10,901 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 350,396 |
| SOH/AGL Deduction | | 196,152 |
| ASSESSED VALUE | | 154,244 |
| TOTAL EXEMPTION VALUE | HX HB SX | 100,000 |
| BASE TAXABLE VALUE | | 54,244 |
| TOTAL JUST VALUE | | 350,396 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 339,559 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B26375 | REMODEL | 2,300 | 08/01/2012 |
| B0412411 | NEW CONSTR | 132,309 | 03/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2609/1070 | 12/20/2022 | QC | U | I | 11 | 100 |
| GRANTOR: DAVIDSON SARA M L/E | | | | | | |
| GRANTEE: WERDER JEFFREY JAME | | | | | | |
| 2462/0378 | 4/15/2021 | QC | U | I | 11 | 100 |
| GRANTOR: DAVIDSON SARA M | | | | | | |
| GRANTEE: LAWLEY MARY ADAMS & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2011] W20 BAS=[YR=2004] W20 S43 FGR=[YR=2004] S21 E20 N4 FOP=[YR=2004] E20 N6 W20 S6$ N21 W7 S4 W13$ E13 N4 E7 S15 E20 N46 W20 N8$ S8 E20 N8$ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2004 | 2004 | 3 | 88 | 3,080 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 746.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 84 | 3,259 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 216.00 | LF | 32.00 | 32.00 | 100 | 2005 | 2005 | 3 | 66 | 4,562 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,901

| 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 | 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