LOT 15
IN OR 1293/564
ESMT PT OR 1164/35

EDENFIELD HELEN G & RONALD E
96142 LONG ISLAND PLACE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-1840-0015-0000

BUILDING CHARACTERISTICS

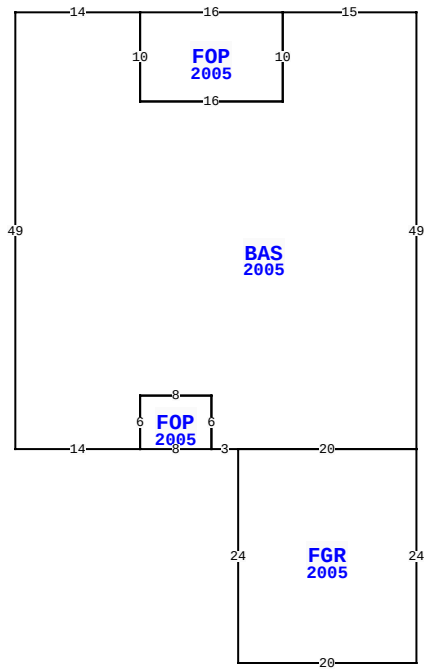
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,997	100	1,997	239,824
FGR	480	55	264	31,704
FOP	48	30	14	1,681
FOP	160	30	48	5,764
TOTALS	2,685		2,323	278,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,323	105.0560	131.32	305,056	2005	2005	0	0	0	8.55	91.45

1 SNGL FAM – 100% - 2006 Heated Area: 1997 HX Base Yr 2006



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

96142 LONG ISLAND PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,974
TOTAL MARKET OB/XF VALUE		9,053
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		363,027
SOH/AGL Deduction		199,793
ASSESSED VALUE		163,234
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		113,234
TOTAL JUST VALUE		363,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13971	NEW CONSTR	0	12/01/2004
E0414027	ELEC OTHER	2,000	12/01/2004
M0409048	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/0564	2/07/2005	WD	Q	I		187,000
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: EDENFIELD HELEN G &						
1264/0506	10/07/2004	WD	U	V	19	41,000
GRANTOR: THE RESERVE AT NASSAU						
GRANTEE: YOUNG AMERICAN HOME						

BUILDING NOTES

EXTRA FEATURES

L N	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	2005	2005	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	1,199.00	SF	5.20	5.20	100	2005	2005	3	86	5,362	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2005	2005	3	24	576	

BUILDING DIMENSIONS

BAS=[YR=2005] W15 FOP=[YR=2005] W16 S10 E16 N10 $ S10 W16 N10 W14 S49 E14 FOP=[YR=2005] E8 N6 W8 S6 $ N6 E8 S6 E3 FGR=[YR=2005] S24 E20 N24 W20 $ E20 N49 $.

LAND DESCRIPTION

TOTAL OB/XF 9,053

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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