

LOT 16
IN OR 1984/1759
ESMT PT OR 1164/35

SCHMITT ERIC K & KAREN M
96128 LONG ISLAND PLACE
FERNANDINA BEACH, FL 32034

2024

27-2N-28-1840-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
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	1,895	100	1,895	226,685
FGR	544	55	299	35,767
FOP	53	30	16	1,914
FOP	200	30	60	7,177
TOTALS	2,692		2,270	271,543

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0	100	0	1,230.00	SF	4.00	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,270	104.7620	130.95	297,256	2005	2005	0	0	8.65	91.35
1 SNGL FAM - 100% - 2016 Heated Area: 1895 HX Base Yr 2016											
96128 LONG ISLAND PL, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		271,543	
TOTAL MARKET OB/XF VALUE		7,346	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		353,889	
SOH/AGL Deduction		155,507	
ASSESSED VALUE		198,382	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		148,382	
TOTAL JUST VALUE		353,889	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		341,803	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0408759	OTHER	0	12/01/2005
M09274	MECH OTHER	0	02/01/2005
E14225	ELEC OTHER	2,000	02/01/2005
B13946	NEW CONSTR	0	01/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1984/1759	6/08/2015	WD	Q	I	01
GRANTOR: BATTISTA PAUL D & ANN					
GRANTEE: SCHMITT ERIC K & KA					
1492/0204	4/12/2007	WD	Q	I	
GRANTOR: PONS FERMIN ANGEL					
GRANTEE: BATTISTA PAUL D & A					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W2 N2 W6 FOP=[YR=2005] W28 S2 E2 S6 E24 N6 E2 N2\$ S2 W2 S6 W24 N6 W2 N2 W5 S2 W2 S6 W11 S33 FGR=[YR=2005] S22 E5 S2 E12 N2 E5 N24 W2 N2 W8 S4 W12\$ E12 N4 E8 S2 E10 FOP=[YR=2005] S4 E8 N7 W7 S3 W1\$ E1 N3 E7 S8 E3 S2 E9 N2 E4 N42\$.									

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

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000		