

LOT 18
IN OR 2005/822
ESMT PT OR 1164/35

SALDANA CHRISTINA
96100 LONG ISLAND PL
FERNANDINA BEACH, FL 32034

2024

27-2N-28-1840-0018-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,677	100	1,677	191,469
FGR	462	55	254	29,000
FOP	24	30	7	799
FOP	180	30	54	6,165
FUS	1,188	100	1,188	135,639
PTO	66	5	3	342

TOTALS	3,597		3,183	363,415
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	811.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	1242	WD DECK A	0	100	12	32	384.00	SF	10.00
4	0861	POOL GUNIT	0	100	24	12	288.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	300.00	SF	10.00
6	1242	WD DECK A	0	100	16	8	128.00	SF	10.00

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,183	99.8200	124.78	397,175	2005	2005	0	0
1 SNGL FAM - 100% - 2018 Heated Area: 2865 HX Base Yr 2018									
96100 LONG ISLAND PL, FERNANDINA BEACH									
BLD DATE: 05/22/2023 MLU									

TOTAL OB/XF									
33,344									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	811.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	1242	WD DECK A	0	100	12	32	384.00	SF	10.00
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					363,415				
TOTAL MARKET OB/XF VALUE					33,344				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					471,759				
SOH/AGL Deduction					189,335				
ASSESSED VALUE					282,424				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					232,424				
TOTAL JUST VALUE					471,759				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					456,556				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706144	SWIM POOL	32,000	10/01/2017
E14782	ELEC OTHER	1,800	04/01/2005
M09542	MECH OTHER	0	04/01/2005
P09202	OTHER	0	03/01/2005
R07280	REPAIR/RRF	19,372	02/01/2005
B14645	NEW CONSTR	248,990	02/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2005/0822	9/28/2015	WD	U	I	12	210,000	
GRANTOR: THE BANK OF NEW YORK							
GRANTEE: SALDANA CHRISTINA							
1988/0108	6/26/2015	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: THE BANK OF NEW YOR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2005] W18 PTO=[YR=2005] W11 BAS=[YR=2005] W22 S23 FGR=[YR=2005] S22 E21 N22 W21 \$ E21 S25 E12 FOP=[YR=2005] S4 E6 N4 W6 \$ E18 N38 W18 N4 W11 N6 \$ S6 E11 N6 \$ S10 E18 N10 \$ PTR= E15 FUS=[YR=2005] E12 S4 E18 S38 W30 N42 \$ W15 \$.									