

LOT 19
IN OR 1363/374
ESMT PT OR 1164/35

WILSON STEPHEN M & SANDRA F
85354 ANGIE RD
YULEE, FL 32097

2024

27-2N-28-1840-0019-0000



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	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	1,976	100	1,976	247,008
FGR	460	55	253	31,626
FOP	32	30	10	1,250
FOP	180	30	54	6,750
TOTALS	2,648		2,293	286,634

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	764.00	SF	5.20	5.20	
3	0462	ST/AL FNC	0	0	180	0	720.00	SF	10.00	10.00	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,293	107.7020	134.63	308,707	2005	2008	0	0	7.15	92.85
1 SNGL FAM - 0% - 0 Heated Area: 1976 HX Base Yr											
96066 LONG ISLAND PL, FERNANDINA BEACH											
BLD DATE: 05/22/2023 MLU											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 286,634											
TOTAL MARKET OB/XF VALUE 10,498											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 372,132											
SOH/AGL Deduction 56,109											
ASSESSED VALUE 316,023											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 316,023											
TOTAL JUST VALUE 372,132											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 359,638											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R200025	REPAIR/RRF	7,000	01/01/2020
M10052	MECH OTHER	0	07/01/2005
P0509569	OTHER	0	06/01/2005
E0515117	ELEC OTHER	1,600	06/01/2005
R0507665	REPAIR/RRF	1,500	05/01/2005
B0515280	NEW CONSTR	212,540	05/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1363/0374	10/31/2005	WD	Q	I		220,900	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: WILSON STEPHEN M &							
1270/0459	11/01/2004	WD	U	V	19	408,000	
GRANTOR: THE RESERVE AT NASSAU							
GRANTEE: RICHMOND AMERICAN H							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W22 FOP=[YR=2005] N12 W15 S12 E15 \$ W15 N12 W13 S56 E12 FOP=[YR=2005] S4 E8 N4 W8 \$ E18 FGR=[YR=2005] S4 E20 N23 W20 S19 \$ N19 E20 N25 \$.											