

LOT 20
IN OR 1896/1185
ESMT PT OR 1164/35

PARISE SAMUEL
96028 LONG ISLAND PL
FERNANDINA BEACH, FL 32034

2024

27-2N-28-1840-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
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		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	1,775	100	1,775	213,006
FGR	504	55	277	33,241
FOP	69	30	21	2,520
FOP	188	30	56	6,720
TOTALS	2,536		2,129	255,487

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006
2	0812	CONCRETE C	0 100	0	0	1,139.00	SF	4.00	4.00	100	2006

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,129	104.4680	130.58	278,005	2006	2006	0	0	8.10	91.90
1 SNGL FAM - 100% - 2015 Heated Area: 1775 HX Base Yr 2015											
96028 LONG ISLAND PL, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/22/2023 MLU											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				255,487	
TOTAL MARKET OB/XF VALUE				7,114	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				337,601	
SOH/AGL Deduction				158,646	
ASSESSED VALUE				178,955	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				128,955	
TOTAL JUST VALUE				337,601	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				326,245	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10508	MECH OTHER	0	10/01/2005
C15723	CO ISSUED	222,640	08/01/2005
E15592	ELEC OTHER	1,500	08/01/2005
P09845	OTHER	0	08/01/2005
R08003	REPAIR/RRF	1,500	08/01/2005
B15723	NEW CONSTR	222,640	08/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1896/1185	1/03/2014	QC	U	I	11
GRANTOR: PARISE SAM & DELLA AN					
GRANTEE: PARISE SAMUEL					
1403/1324	4/12/2006	WD	Q	I	
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: PARISE SAM N & DELL					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2006] N42 U2 L2 W5 FOP=[YR=2006] D2 L2 S6 W23 N6 U2 L2 E27 \$ D2 L2 S6 W23 N6 U2 L2 W5 D2 L2 S6 W10 S32 FGR=[YR=2006] S22 E5 S2 E11N2 E5 N24 W10 S2 W11 \$ E11 N2 E10 E7 FOP=[YR=2006] E1 N3 E7 S9 W8N6 \$ E1 N3 E7 S9 E3 S2 E9 N2 E3 \$.					

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

TOTAL OB/XF											
7,114											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	