LOT 2
IN OR 1275/953
ESMT PT OR 1164/35

BYNUM ADREANA H
96105 LONG ISLAND PLACE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0002-0000

BUILDING CHARACTERISTICS

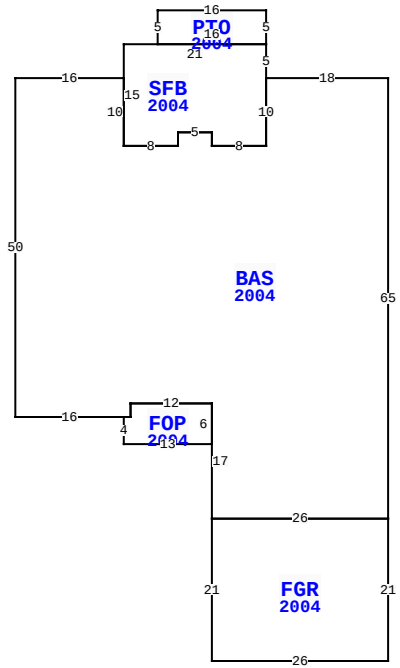
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	4011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,916	100	2004	2,916	342,717
FGR	546	55	2004	300	35,259
FOP	76	30	2004	23	2,703
PTO	80	5	2004	4	470
SFB	305	80	2004	244	28,677
TOTALS	3,923			3,487	409,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,487	99.8200	131.76	459,447	2004	2004	0	0	0	10.80	89.20

1 SNGL FAM – 100% - 2010 Heated Area: 3160 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/25/2025 MLU
AG DATE	

96105 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		409,827
TOTAL MARKET OB/XF VALUE		6,157
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		510,984
SOH/AGL Deduction		28,260
ASSESSED VALUE		482,724
TOTAL EXEMPTION VALUE	13	482,724
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		510,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1275/0953	11/19/2004	WD	Q	I		223,000
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: BYNUM ELTON R & ADR						
1251/0264	8/05/2004	WD	U	V	19	84,000
GRANTOR: THE RESERVE AT NASSAU						
GRANTEE: YOUNG AMERICAN HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 SFB=[YR=2004] N5 PTO=[YR=2004] N5 W16 S5 E16$ W21 S15 E8 N2 E5 S2 E8 N10$ S10 W8 N2 W5 S2 W8 N10 W16 S50 E16 FOP=[YR=2004] S4 E13 N6 W12 S2 W1$ E1 N2 E12 S17 FGR=[YR=2004] S21 E26 N21 W26$ E26 N65$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	1,798.00	SF	4.00	4.00	100	2004	2004	3	83	5,969	
2	1127	BRICK 8"	0	100	0	0	18.00	SF	11.00	11.00	100	2004	2004	3	95	188	

LAND DESCRIPTION

TOTAL OB/XF 6,157

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS