LOT 3
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

EASOM MACKENZIE
96119 LONG ISLAND PL
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0003-0000

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	13	LVT/LAMNT 100
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

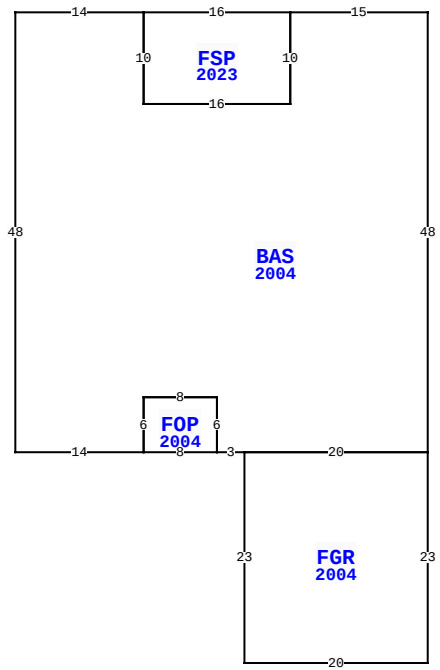
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4011.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,952	100	2004	1,952	252,960
FGR	460	55	2004	253	32,786
FOP	48	30	2004	14	1,814
FSP	160	40	2023	64	8,294
TOTALS	2,620			2,283	295,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,283	108.7800	143.59	327,816	2004	2004	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2024 Heated Area: 1952 HX Base Yr 2024



96119 LONG ISLAND PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,854
TOTAL MARKET OB/XF VALUE		1,568
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		392,422
SOH/AGL Deduction		23,718
ASSESSED VALUE		368,704
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		317,982
TOTAL JUST VALUE		392,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412846	NEW CONSTR	0	08/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/730	5/11/2023	WD	Q	I	01	449,000
GRANTOR: PARK PLACE INVESTMENT						
GRANTEE: EASOM MACKENZIE						
2515/0489	11/18/2021	WD	U	I	40	168,000
GRANTOR: GAY DONALD G						
GRANTEE: PARK PLACE INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W15 S10 W16 N10 W14 S48 E14 N6 E8 S6 E3 E20 N48 $
FGR=[YR=2004;ORIG=-20,48] S23 E20 N23 W20 $
FSP=[YR=2023;ORIG=-15,0] W16 S10 E16 N10 $
FOP=[YR=2004;ORIG=-31,48] E8 N6 W8 S6 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	875.00	875.00	100	2004	2004	3	87	761	
2	0811	CONCRETE B	0	100	0	0	748.00	SF	1.30	1.30	100	2004	2004	3	83	807	

LAND DESCRIPTION

TOTAL OB/XF 1,568

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 05/15/2023 BY DJ Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/30/2025 BY SYS