

LOT 4
IN OR 2052/352
ESMT PT OR 1164/35

RYCKMAN CATHY A/RYCKMAN ERIC M & MICHELLE
96133 LONG ISLAND PL
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

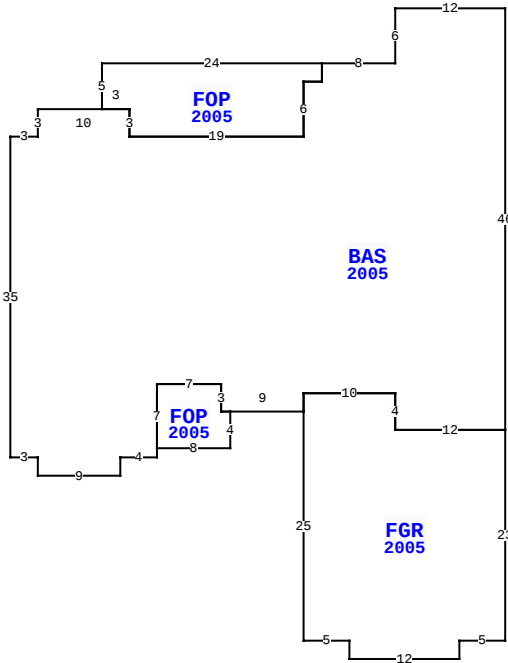
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4011.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,975	100	2005	1,975	252,020
FGR	570	55	2005	314	40,068
FOP	53	30	2005	16	2,042
FOP	171	30	2005	51	6,508
TOTALS	2,769			2,356	300,637

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,104.00	SF	4.00	4.00	
2	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	
3	0911	SCRN RM A	0	100	0	0	1,240.00	SF	17.50	17.50	
4	0845	KOOL DECK	0	100	0	0	880.00	SF	7.25	7.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	RES POND	100		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	2,356	106.8200	141.00	332,196	2005	2005	0	0	9.50	90.50
1 SNGL FAM - 100% - 2017											
Heated Area: 1975											
HX Base Yr 2017											



96133 LONG ISLAND PL, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						04/25/2025 MLU					

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										300,637	
TOTAL MARKET OB/XF VALUE										30,738	
TOTAL LAND VALUE - MARKET										95,000	
TOTAL MARKET VALUE										426,375	
SOH/AGL Deduction										177,208	
ASSESSED VALUE										249,167	
TOTAL EXEMPTION VALUE										HX HB SX 100,722	
BASE TAXABLE VALUE										148,445	
TOTAL JUST VALUE										426,375	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										394,244	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22048	XFOB	4,540	11/01/2008
B21871	SWIM POOL	30,000	09/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2052/0352	5/31/2016	WD	Q	I	01	242,000	
GRANTOR: ACOSTA KIMBERLY C							
GRANTEE: RYCKMAN CATHY A ET							
1688/0164	7/16/2010	QC	U	I	11	100	
GRANTOR: ACOSTA RICKY LEE & KI							
GRANTEE: ACOSTA KIMBERLY C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W12 S6 W8 FOP=[YR=2005] W24 S5 E3 S3 E19 N6 E2 N2\$ S2 W2 S6 W19 N3 W10 S3 W3 S35 E3 S2 E9 N2 E4 N1 FOP=[YR=2005] E8 N4 W1 N3 W7 S7\$ N7 E7 S3 E9 FGR=[YR=2005] S25 E5 S2 E12 N2 E5 N23 W12 N4 W10 S2\$ N2 E10 S4 E12 N46\$.											