

LOT 12
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

GONSALVES FRANK III/GEGGATT SUSAN A
96188 LONG ISLAND PL
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0012-0000



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	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	4011.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,647	100	2004	1,647	203,818
FGR	380	55	2004	209	25,864
FOP	68	30	2004	20	2,475
TOTALS	2,095			1,876	232,156

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	1,876	103.8800	137.12	257,237	2004	2004	0	0	9.75
1 SNGL FAM - 100% - 2019										
Heated Area: 1647										
HX Base Yr 2019										
Diagram showing lot dimensions and area calculations: - Main rectangle: 12 x 36 - Attached rectangle: 12 x 7 - Total area: 1647 - Labels: BAS 2004, FGR 2004, FOP 2004										