LOT 13
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

DAVIDSON SARA M L/E/
96164 LONG ISLAND PL
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0013-0000

BUILDING CHARACTERISTICS

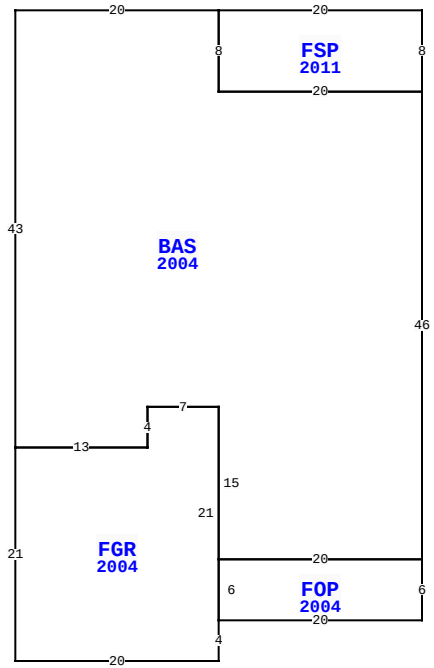
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,752	100	2004	1,752	231,943
FGR	448	55	2004	246	32,568
FOP	120	30	2004	36	4,766
FSP	160	40	2011	64	8,473
TOTALS	2,480			2,098	277,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,098	111.1320	146.69	307,756	2004	2004	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2013 Heated Area: 1752 HX Base Yr 2013



96164 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		277,750
TOTAL MARKET OB/XF VALUE		10,689
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		383,439
SOH/AGL Deduction		224,722
ASSESSED VALUE		158,717
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		57,995
TOTAL JUST VALUE		383,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26375	REMODEL	2,300	08/01/2012
B0412411	NEW CONSTR	132,309	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2609/1070	12/20/2022	QC	U	I	11	100
GRANTOR: DAVIDSON SARA M L/E						
GRANTEE: WERDER JEFFREY JAME						
2462/0378	4/15/2021	QC	U	I	11	100
GRANTOR: DAVIDSON SARA M						
GRANTEE: LAWLEY MARY ADAMS &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2011] W20 BAS=[YR=2004] W20 S43 FGR=[YR=2004] S21 E20 N4 FOP=[YR=2004] E20 N6 W20 S6$ N21 W7 S4 W13$ E13 N4 E7 S15 E20 N46 W20 N8$ S8 E20 N8$.

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	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	746.00	SF	5.20	5.20	100	2004	2004	3	83	3,220	
3	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00	32.00	100	2005	2005	3	64	4,424	

LAND DESCRIPTION

TOTAL OB/XF 10,689

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	000100	C	RES	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