

LOT 14
IN OR 2165/1387
ESMT PT OR 1164/35

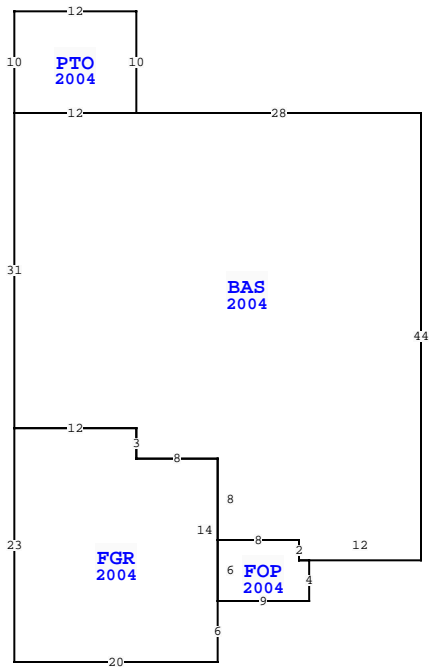
JOHNSON DAWN EST
96154 LONG ISLAND PLACE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0014-0000

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|------|
| ELEMENT | CD | | |
| 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 |
| BAS | 1,508 | 100 | 2004 |
| FGR | 436 | 55 | 2004 |
| FOP | 52 | 30 | 2004 |
| PTO | 120 | 5 | 2004 |
| TOTALS | 2,116 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------------------|------------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 1,770 | 107.0000 | 141.24 | 249,995 | 2004 | 2004 | 0 | 0 | 9.75 | 90.25 |
| 1 SNGL FAM - 0% - 2025 | | | | | | | | | | Heated Area: 1508 | HX Base Yr |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 225,620 |
| TOTAL MARKET OB/XF VALUE | | | 6,014 |
| TOTAL LAND VALUE - MARKET | | | 95,000 |
| TOTAL MARKET VALUE | | | 326,634 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 326,634 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 326,634 |
| TOTAL JUST VALUE | | | 326,634 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 295,925 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| B0413521 | NEW CONSTR | 0 | 01/01/2004 |

| SALES DATA | | | | | | |
|---------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2165/1387 | 11/20/2017 | WD | Q | I | 01 | 184,000 |
| GRANTOR: KURTI GILDA | | | | | | |
| GRANTEE: JOHNSON DAWN | | | | | | |
| 1527/1835 | 10/01/2007 | WD | Q | I | | 188,000 |
| GRANTOR: KURTI FLORENTINA | | | | | | |
| GRANTEE: KURTI GILDA | | | | | | |

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

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|---|---|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N | 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 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2004 | 2004 | 3 | 87 | 3,045 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 688.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 83 | 2,969 | |

| BUILDING NOTES | |
|---|--|
| BAS=[YR=2004] W28 PTO=[YR=2004] N10 W12 S10 E12 \$ W12 S31 | |
| FGR=[YR=2004] S23 E20 N6 FOP=[YR=2004] E9 N4 W1 N2 W8 S6 \$ | |
| N14 W8 N3 W12 \$ E12 S3 E8 S8 E8 S2 E12 N44 \$. | |

| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 95,000.00 | 95,000.00 | 95,000 | | | | | | | |