

LOT 15
IN OR 1293/564
ESMT PT OR 1164/35

EDENFIELD HELEN G & RONALD E
96142 LONG ISLAND PLACE
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	1,997	100	2005	1,997	251,225
FGR	480	55	2005	264	33,212
FOP	48	30	2005	14	1,761
FOP	160	30	2005	48	6,038
TOTALS	2,685			2,323	292,236

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	1,199.00	SF	5.20
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,323	105.0560	138.67	322,130	2005	2005	0	0	0	9.28	90.72
1 SNGL FAM - 100% - 2006												
Heated Area: 1997												
HX Base Yr 2006												
96142 LONG ISLAND PL, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/25/2025 MLU												

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					292,236				
TOTAL MARKET OB/XF VALUE					8,845				
TOTAL LAND VALUE - MARKET					95,000				
TOTAL MARKET VALUE					396,081				
SOH/AGL Deduction					228,113				
ASSESSED VALUE					167,968				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					117,246				
TOTAL JUST VALUE					396,081				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					363,027				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13971	NEW CONSTR	0	12/01/2004
E0414027	ELEC OTHER	2,000	12/01/2004
M0409048	H/AC	0	12/01/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1293/0564	2/07/2005	WD	Q	I		187,000			
GRANTOR: YOUNG AMERICAN HOMES									
GRANTEE: EDENFIELD HELEN G &									
1264/0506	10/07/2004	WD	U	V	19	41,000			
GRANTOR: THE RESERVE AT NASSAU									
GRANTEE: YOUNG AMERICAN HOME									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W15 FOP=[YR=2005] W16 S10 E16 N10 \$ S10 W16 N10 W14 S49 E14 FOP=[YR=2005] E8 N6 W8 S6 \$ N6 E8 S6 E3 FGR=[YR=2005] S24 E20 N24 W20 \$ E20 N49 \$.									