

LOT 18
IN OR 2005/822
ESMT PT OR 1164/35

SALDANA CHRISTINA
96100 LONG ISLAND PL
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0018-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,677	100	2005	1,677	200,523
FGR	462	55	2005	254	30,371
FOP	24	30	2005	7	837
FOP	180	30	2005	54	6,457
FUS	1,188	100	2005	1,188	142,052
PTO	66	5	2005	3	358

TOTALS	3,597			3,183	380,598
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	811.00	UT	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	1242	WD DECK A	0	100	12	32	384.00	SF	10.00	10.00	
4	0861	POOL GUNIT	0	100	24	12	288.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	100	0	0	300.00	SF	10.00	10.00	
6	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
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	3,183	99.8200	131.76	419,392	2005	2005	0	0	9.25	90.75

1 SNGL FAM - 100% - 2018Heated Area: 2865HX Base Yr 2018

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/25/2025

MLU

TOTAL OB/XF											
32,283											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			380,598
TOTAL MARKET OB/XF VALUE			32,283
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			507,881
SOH/AGL Deduction			217,267
ASSESSED VALUE			290,614
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			239,892
TOTAL JUST VALUE			507,881
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			471,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706144	SWIM POOL	32,000	10/01/2017
E14782	ELEC OTHER	1,800	04/01/2005
M09542	MECH OTHER	0	04/01/2005
P09202	OTHER	0	03/01/2005
R07280	REPAIR/RRF	19,372	02/01/2005
B14645	NEW CONSTR	248,990	02/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2005/0822	9/28/2015	WD U	I	12	210,000
GRANTOR: THE BANK OF NEW YORK					
GRANTEE: SALDANA CHRISTINA					
1988/0108	6/26/2015	CT U	I	18	100
GRANTOR: CLERK OF COURT					
GRANTEE: THE BANK OF NEW YOR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2005] W18 PTO=[YR=2005] W11 BAS=[YR=2005] W22 S23 FGR=[YR=2005] S22 E21 N22 W21 \$ E21 S25 E12 FOP=[YR=2005] S4 E6 N4 W6 \$ E18 N38 W18 N4 W11 N6 \$ S6 E11 N6 \$ S10 E18 N10 \$ PTR= E15 FUS=[YR=2005] E12 S4 E18 S38 W30 N42 \$ W15 \$.											