

LOT 20
IN OR 1896/1185
ESMT PT OR 1164/35

PARISE SAMUEL
96028 LONG ISLAND PL
FERNANDINA BEACH, FL 32034

2025

27-2N-28-1840-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
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		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	1,775	100	2006	1,775	223,723
FGR	504	55	2006	277	34,913
FOP	69	30	2006	21	2,647
FOP	188	30	2006	56	7,058
TOTALS	2,536			2,129	268,340

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,139.00	SF	4.00	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,129	104.4680	137.90	293,589	2006	2006	0	0	8.60	91.40
1 SNGL FAM - 100% - 2015 Heated Area: 1775 HX Base Yr 2015											
96028 LONG ISLAND PL, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		268,340	
TOTAL MARKET OB/XF VALUE		7,033	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		370,373	
SOH/AGL Deduction		186,228	
ASSESSED VALUE		184,145	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		133,423	
TOTAL JUST VALUE		370,373	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		337,601	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10508	MECH OTHER	0	10/01/2005
C15723	CO ISSUED	222,640	08/01/2005
E15592	ELEC OTHER	1,500	08/01/2005
P09845	OTHER	0	08/01/2005
R08003	REPAIR/RRF	1,500	08/01/2005
B15723	NEW CONSTR	222,640	08/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1896/1185	1/03/2014	QC	U	I	11
GRANTOR: PARISE SAM & DELLA AN					
GRANTEE: PARISE SAMUEL					
1403/1324	4/12/2006	WD	Q	I	
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: PARISE SAM N & DELL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] N42 U2 L2 W5 FOP=[YR=2006] D2 L2 S6 W23 N6 U2 L2 E27 \$ D2 L2 S6 W23 N6 U2 L2 W5 D2 L2 S6 W10 S32 FGR=[YR=2006] S22 E5 S2 E11N2 E5 N24 W10 S2 W11 \$ E11 N2 E10 E7 FOP=[YR=2006] E1 N3 E7 S9 W8N6 \$ E1 N3 E7 S9 E3 S2 E9 N2 E3 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000		