

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

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

2026

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



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	30	VINYL 90	0900	01	2,323	94.5504	131.43	305,312	2005	2005	0	0	0	9.78	90.22	VALUATION BY STANDARD													
Exterior Wall	21	STONE 10	1 SNGL FAM 100% - 2006													Heated Area: 1997 HX Base Yr 2006													
Roof Structure	03	GABLE/HIP 100															VALUATION SUMMARY												
Roof Cover	03	COMP SHNGL 100															Tax Group: 4 Tax Dist:												
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 275,452												
Interior Floor	14	CARPET 70															TOTAL MARKET OB/XF VALUE 3,549												
Interior Floor	08	SHT VINYL 30															TOTAL LAND VALUE - MARKET 110,000												
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 389,001												
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 216,498												
Bedrooms	4	100															ASSESSED VALUE 172,503												
Bathrooms	2	100															TOTAL EXEMPTION VALUE HX HB 51,411												
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 121,092												
Stories	1.	1. 100	TOTAL JUST VALUE 389,001																										
Units	0	100	NCON VALUE 0																										
Occupancy	00	NONE 100	INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE 396,081																										
Quality			01	Quality Level 01																									
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	236,797																								
FGR	480	55	2005	264	31,305																								
FOP	48	30	2005	14	1,660																								
FOP	160	30	2005	48	5,692																								
TOTALS			2,685		2,323	275,452																							
EXTRA FEATURES						96142 LONG ISLAND PL, FERNANDINA BEACH																							
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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045													
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2005	2005	3	21	504													
TOTAL OB/XF 3,549																													
LAND DESCRIPTION																													
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												
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/09/2026 BY SYS																													