

LOT 2
IN OR 1404/1016
NORTH HAMPTON #4 PB 6/384

MACDONALD BRADLEY
96005 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034-8715

2023

12-2N-27-1462-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,721	100	1,721	189,065
FGR	483	55	266	29,222
FOP	20	30	6	659
FSP	100	40	40	4,394
FUS	765	100	765	84,041
USP	200	30	60	6,592

TOTALS	3,289		2,858	313,972
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	653.00	SF	5.20
2	0462	ST/AL FNC	0	100	0	0	996.00	SF	10.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,858	100.5518	119.41	341,274	2006	2006	0	0	8.00	92.00
1 SNGL FAM - 100% - 2007 Heated Area: 2486 HX Base Yr 2007											
BLD DATE	03/29/2023					NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

96005 LONG BEACH DR, 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	0811	CONCRETE B	0	100	0	0	653.00	SF	5.20	5.20	100	2006	2006	3	88	2,988	
2	0462	ST/AL FNC	0	100	0	0	996.00	SF	10.00	10.00	100	2006	2006	3	48	4,781	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	

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
1	000136	C	SFR INT	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										4									
VALUATION BY										STANDARD									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										313,972									
TOTAL MARKET OB/XF VALUE										10,954									
TOTAL LAND VALUE - MARKET										85,000									
TOTAL MARKET VALUE										409,926									
SOH/AGL Deduction										186,157									
ASSESSED VALUE										223,769									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										173,769									
TOTAL JUST VALUE										409,926									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										359,368									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23384	XFOB	7,494	03/01/2010
B16304	NEW CONSTR	240,000	04/03/2006
E16288	ELEC OTHER	2,000	12/01/2005
M10827	MECH OTHER	0	12/01/2005
R08392	REPAIR/RRF	5,000	10/01/2005
P10208	OTHER	0	10/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1404/1016	4/17/2006	WD	Q	I		310,500			
GRANTOR:MORRISON HOMES INC									
GRANTEE:MACDONALD BRADLEY &									
1201/1770	1/15/2004	WD	U	V	19	2,970,000			
GRANTOR:NORTH HAMPTON LLC									
GRANTEE:MORRISON HOMES INC									

BUILDING NOTES									
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BUILDING DIMENSIONS									
USP=[YR=2010] W20 S10 BAS=[YR=2006] W20 S36 FGR=[YR=2006] S24 E21 N4 FOP=[YR=2006] E5 N4 W5 S4 \$ N17 W7 N3 W14 \$ E14 S3 E7 S13 E5 S4 E14 N46 FSP=[YR=2006] N10 W10 S10 E10 \$ W10 N10 W10 \$ E20 N10 \$ PTR=E15 FUS=[YR=2006] E10 S4 E11 S35 W11 N1 W10 N38\$ W15\$.									