



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,773	100	1,773	204,279
FGR	400	55	220	25,347
FOP	30	30	9	1,037
FOP	200	30	60	6,913
TOTALS	2,403		2,062	237,577

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	33	16	528.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	20	2	40.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000136	C	SFR INT	0			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	2,062	106.0409	125.92	259,647	2005	2005	0	0	8.50	91.50
1 SNGL FAM - 0% - 2023 Heated Area: 1773 HX Base Yr											
96033 LONG BEACH DR, FERNANDINA BEACH											

TOTAL OB/XF											
6,362											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		237,577	
TOTAL MARKET OB/XF VALUE		6,362	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		328,939	
SOH/AGL Deduction		0	
ASSESSED VALUE		328,939	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		328,939	
TOTAL JUST VALUE		328,939	
NCON VALUE		243,939	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		286,453	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2387/1847	8/28/2020	WD	Q	I	01
GRANTOR: BULLARD OWEN J					SALE PRICE
GRANTEE: LEE CHRISTOPHER J &					254,000
1869/1780	7/19/2013	WD	Q	I	02
GRANTOR: CORBETT THOMAS T & SU					191,000
GRANTEE: BULLARD OWEN J					

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=2005] W25 BAS=[YR=2005] N1 W16 S56 E15 N13 FOP=[YR=2005] S5 E6 N5 W6\$ E6 S2 FGR=[YR=2005] S20 E20 N20 W20\$ E20 N36 W25 N8\$ S8 E25 N8 \$.											