

WHITE TERESA 2016 TRUST/WHITE TERESA TRUSTEE
96061 LONG BEACH DR
FERNANDINA BEACH, FL 32034

12-2N-27-1462-0009-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 70

Interior Wall06CUST PANEL 30

Interior Floo11CLAY TILE 60

Interior Floo12HARDWOOD 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4043.00

TOTALS2,6552,259289,789

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,259115.5371137.20309,93520042009006.5093.50

1 SNGL FAM - 0% - 0Heated Area: 1943HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE289,789

TOTAL MARKET OB/XF VALUE2,719

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE377,508

SOH/AGL Deduction85,829

ASSESSED VALUE291,679

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE291,679

TOTAL JUST VALUE377,508

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE333,612

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2412/124311/30/2020WDQI01340,000

GRANTOR:LACHANCE YVAN O & ROS

GRANTEE:WHITE TERESA 2016 T

2200/03826/01/2018WDQI01280,000

GRANTOR:DENNIS TERRY W & VICT

GRANTEE:LACHANCE YVAN O & R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W25 PT0=[YR=2004] N5 W15 S5 FOP=[YR=2004] S7 E15 N7 W15\$E15\$ S7 W15 S56 E10 FOP=[YR=2004] S2 E8 FGR=[YR=2004] E22 N22 W22 S22\$ N6 W8 S4\$ N4 E8 N16 E22 N43\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B0000608.00SF5.205.20100200420043862,719

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000136CSFR INT00000.000.001.00LT1.001.001.0085,000.0085,000.0085,000

96061 LONG BEACH DR, FERNANDINA BEACH

BLD DATE03/29/2023NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

TOTAL OB/XF2,719

REVIEW DATE11/20/2020BY NWX

Total Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000

PRINTED 08/02/2023 BY SYS