

LOT 10
IN OR 1976/553
NORTH HAMPTON #4 PB 6/384

SPEERIN GEORGE & SHENANDOAH
96071 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1462-0010-0000



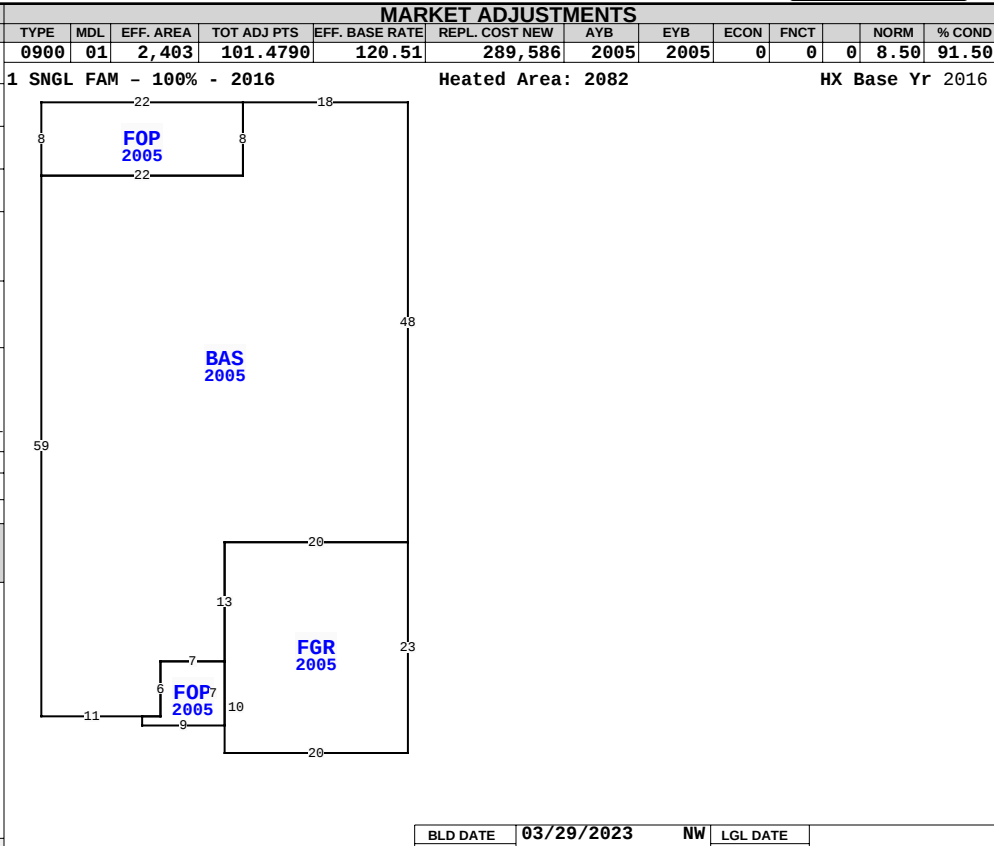
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	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	2,082	100	2,082	229,575
FGR	460	55	253	27,897
FOP	51	30	15	1,654
FOP	176	30	53	5,844
TOTALS	2,769		2,403	264,971

EXTRA FEATURES														
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
1	0811	CONCRETE B	0 100	0	0	598.00	SF	5.20	5.20	100	2005	2005	3	87

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
1	000136	C	SFR INT	100			0.00	0.00	1.00	LT		1.00	1.00	1.00



96071 LONG BEACH DR, FERNANDINA BEACH	BLD DATE 03/29/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					264,971				
TOTAL MARKET OB/XF VALUE					2,705				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					352,676				
SOH/AGL Deduction					131,155				
ASSESSED VALUE					221,521				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					171,521				
TOTAL JUST VALUE					352,676				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					310,735				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005771	ROOF	17,297	07/22/2020
M10085	MECH OTHER	0	08/01/2005
E15368	ELEC OTHER	2,000	07/01/2005
P0509559	OTHER	0	06/01/2005
R07326	REPAIR/RRF	5,000	03/01/2005
B14734	NEW CONSTR	240,000	03/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1976/0553	4/21/2015	SW	U	I	12	212,000	
GRANTOR: FANNIE MAE							
GRANTEE: SPEERIN GEORGE & SH							
1919/0212	5/27/2014	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: FEDERAL NATIONAL MO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W18 FOP=[YR=2005] W22 S8 E22 N8\$ S8 W22 S59 E11 FOP=[YR=2005] S1 E9 N7 W7S6 W2\$ E2 N6 E7 FGR=[YR=2005] S10 E20 N23 W20 S13\$ N13 E20 N48\$.									