

LOT 11
IN OR 1437/45
NORTH HAMPTON #4 PB 6/384

CARUSO ROMAN A & GINGER E
96081 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1462-0011-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	2,115	100	2,115	250,748
FGR	489	55	269	31,891
FOP	30	30	9	1,067
FOP	120	30	36	4,268

TOTALS	2,754		2,429	287,974
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	578.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	0			0.00	0.00	1.00

REVIEW DATE 04/27/2018 BY SBX

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,429	109.1132	129.57	314,726	2005	2005	0	0	8.50	91.50
1 SNGL FAM - 0% - 0 Heated Area: 2115 HX Base Yr											
96081 LONG BEACH DR, FERNANDINA BEACH											

TOTAL OB/XF 5,765											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000136	C	SFR INT	0			0.00	0.00	1.00	LT	1.00

TOTAL OB/XF 5,765											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000136	C	SFR INT	0			0.00	0.00	1.00	LT	1.00

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			287,974
TOTAL MARKET OB/XF VALUE			5,765
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			378,739
SOH/AGL Deduction			86,618
ASSESSED VALUE			292,121
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			292,121
TOTAL JUST VALUE			378,739
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			333,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14737	NEW CONSTR	240,000	01/17/2006
E16109	ELEC OTHER	2,000	11/01/2005
M10425	MECH OTHER	0	10/01/2005
P10007	OTHER	0	09/01/2005
R07329	REPAIR/RRF	5,000	03/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1437/0045	8/14/2006	WD	Q	I		290,900	
GRANTOR: MORRISON HOMES INC							
GRANTEE: CARUSO ROMAN A & GI							
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									
BAS=[YR=2005] W25 FOP=[YR=2005] W15 S8 E15 N8\$ S8 W15 S58 D3 R3 E7 U3 R3 FOP=[YR=2005] E6 N5 W6 S5\$ N5 E6 FGR=[YR=2005] S9 E21 N22 W18 U3 L3 D3 L3 S6 E3 S7\$ N7 W3 N6 U3 R3 D3 R3 E18 N48\$.									

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