LOT 12
NORTH HAMPTON #4 PB 6/384

VAN WYHE-HAIDLE JOLENE KAY
9089 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1462-0012-0000

BUILDING CHARACTERISTICS

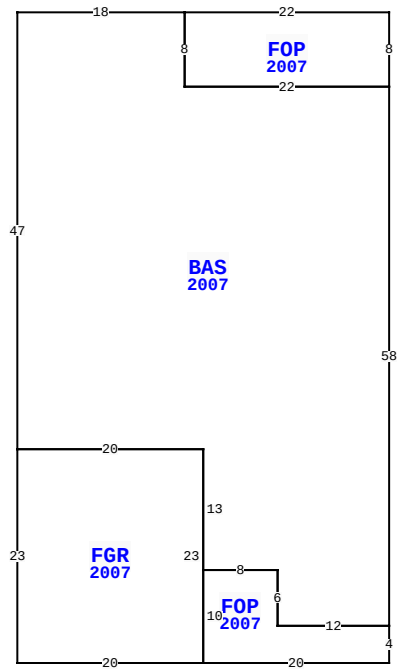
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,036	100	2,036	237,785
FGR	460	55	253	29,548
FOP	128	30	38	4,438
FOP	176	30	53	6,190
TOTALS	2,800		2,380	277,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,380	106.3202	126.26	300,499	2007	2007	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2021 Heated Area: 2036 HX Base Yr 2021



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	06/27/2007	RK	LAND DATE
INC DATE			AG DATE

96089 LONG BEACH DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		277,962
TOTAL MARKET OB/XF VALUE		6,349
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		369,311
SOH/AGL Deduction		124,121
ASSESSED VALUE		245,190
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		190,190
TOTAL JUST VALUE		369,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18196	ELEC OTHER	2,000	10/01/2006
M12076	MECH OTHER	0	09/01/2006
P11510	OTHER	0	09/01/2006
C14937	CO ISSUED	0	04/01/2005
R07437	REPAIR/RRF	5,000	04/01/2005
B14937	NEW CONSTR	230,000	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2395/0620	9/22/2020	WD	Q	I	02	280,000
GRANTOR: PLEDGER JAMES ROOSEVE						
GRANTEE: VAN WYHE-HAIDLE JOL						
2111/1802	3/30/2017	QC	U	I	11	100
GRANTOR: PLEDGER KERRIE						
GRANTEE: PLEDGER JAMES ROOSE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W22 BAS=[YR=2007] W18 S47 FGR=[YR=2007] S23 E20 FOP=[YR=2007] E20 N4 W12 N6 W8 S10 $ N23 W20 $ E20 S13 E8 S6 E12 N58 W22 N8 $ S8 E22 N8 $.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0811	CONCRETE B	0	100	0	0	676.00	SF	5.20	5.20	100	2007	2007	3	89	3,129	

LAND DESCRIPTION

TOTAL OB/XF 6,349

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							

REVIEW DATE 04/27/2018 BY SBX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS