

LOT 15
IN OR 2146/1103
NORTH HAMPTON #4 PB 6/384

GAYDA KATHLEEN RUTH
96121 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1462-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,046	100	2,046	243,403
FGR	462	55	254	30,217
FOP	56	30	17	2,022
FOP	176	30	53	6,305
FUS	320	100	320	38,069
TOTALS	3,060		2,690	320,016

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	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0855	CONC PAVER	0	0	0	717.00	SF	10.00	10.00	100	2006	2006	3	88	6,310	

LAND DESCRIPTION			TOTAL OB/XF 9,495													
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	UNIT PRICE	ADJ UNIT PRICE
1	000136	C	SFR INT	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,690	108.8928	129.31	347,844	2006	2006	0	0	8.00	92.00
1 SNGL FAM - 0% - 0											
Heated Area: 2366											
HX Base Yr											
BLD DATE	03/29/2023					NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

96121 LONG BEACH DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		320,016	
TOTAL MARKET OB/XF VALUE		9,495	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		414,511	
SOH/AGL Deduction		98,661	
ASSESSED VALUE		315,850	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		315,850	
TOTAL JUST VALUE		414,511	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		364,681	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11455	MECH OTHER	0	05/01/2006
E17101	ELEC OTHER	2,000	04/01/2006
C14732	CO ISSUED	240,000	03/01/2006
B14732	NEW CONSTR	240,000	03/01/2006
P10870	OTHER	0	03/01/2005
R07324	REPAIR/RRF	5,000	03/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2146/1103	8/28/2017	SW	Q	I	02	269,000	
GRANTOR: REGIONS BANK D/B/A RE							
GRANTEE: GAYDA KATHLEEN RUTH							
2043/0245	5/02/2016	CT	U	I	18	181,200	
GRANTOR: CLERK OF COURT							
GRANTEE: REGIONS BANK DBA RE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W18 FOP=[YR=2006] S8 W22 N8 E22 \$ S8 W22 S58 E13 FOP=[YR=2006] N8 E7 S8 W7 \$ N8 E7 FGR=[YR=2006] N11 E8 S3 E6 N3 E6 S24 W20 N13 \$ N11 E8 S3 E6 N3 E6 N47 \$ PTR= E30 FUS=[YR=2006] E2 N10 E4 S10 E8 S20 W14 N20 \$ W30 \$.									