

LOT 18
IN OR 1439/794
NORTH HAMPTON #4 PB 6/384

STREIT JAMES B JR & LINDA R
96149 LONG BEACH DR
FERNANDINA BEACH, FL 32041

2023

12-2N-27-1462-0018-0000



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	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
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	2,145	100	2,145	257,939
FGR	513	55	282	33,911
FOP	30	30	9	1,082
FOP	112	30	34	4,089
TOTALS	2,800		2,470	297,021

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	0811	CONCRETE B	0	100	0	0	692.00	SF	5.20	5.20	100	2006	2006	3	88	3,167	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
3	0462	ST/AL FNC	0	100	0	0	444.00	SF	10.00	10.00	100	2006	2006	3	48	2,131	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000136	C	SFR INT	100	

MARKET ADJUSTMENTS														HEATED AREA: 2145		HX Base Yr 2007	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND					
0900	01	2,470	107.1600	127.25	314,308	2006	2011	0	0	0	5.50	94.50					
1 SNGL FAM - 100% - 2007																	
96149 LONG BEACH DR, FERNANDINA BEACH																	
BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE																	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		297,021	
TOTAL MARKET OB/XF VALUE		7,118	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		389,139	
SOH/AGL Deduction		182,496	
ASSESSED VALUE		206,643	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		156,643	
TOTAL JUST VALUE		389,139	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		341,703	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004598	REPAIR/RRF	15,174	06/15/2020
M11517	MECH OTHER	0	05/01/2006
P10960	OTHER	0	04/01/2006
C14736	CO ISSUED	240,000	03/01/2005
B14736	NEW CONSTR	240,000	03/01/2005
R07328	REPAIR/RRF	5,000	03/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1439/0794	8/24/2006	WD	Q	I		280,000	
GRANTOR: MORRISON HOMES INC							
GRANTEE: STREIT JAMES B JR &							
1201/1770	1/15/2004	WD	U	V	19	2,970,000	
GRANTOR: NORTH HAMPTON LLC							
GRANTEE: MORRISON HOMES INC							

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2006] W14 BAS=[YR=2006] W26 S50 FGR=[YR=2006] S22 E22 N16E3N6 U3 L4 D3 L3 W18\$E18 U3 R3 D3 R4 S6W3 S5FOP=[YR=2006] S5E6N5W6\$E6S5 D3 R3 E6 R3 U3 N58W14N8\$S8E14N8\$.	