



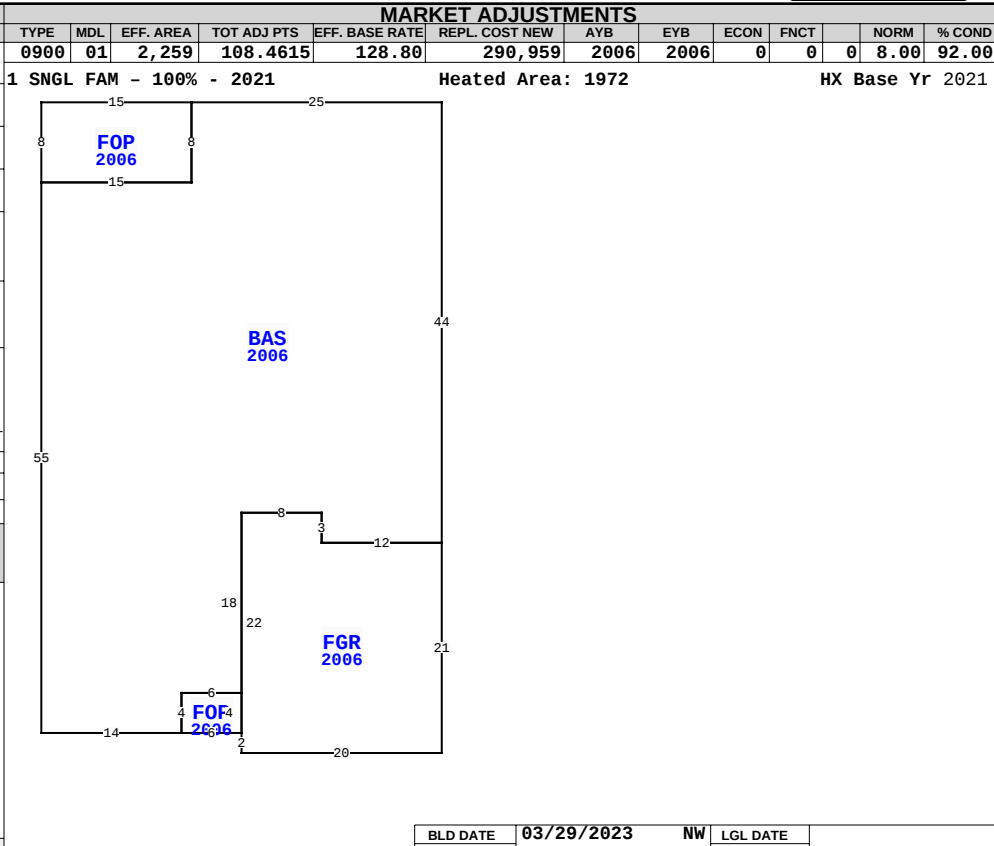
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,972	100	1,972	233,674
FGR	444	55	244	28,913
FOP	24	30	7	830
FOP	120	30	36	4,266
TOTALS	2,560		2,259	267,682

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	831.00	SF	5.20	5.20	
3	0462	ST/AL FNC	0	100	153	0	612.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000136	C	SFR INT	100			0.00	0.00	1.00	LT	



96169 LONG BEACH DR, FERNANDINA BEACH	BLD DATE 03/29/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	267,682		
TOTAL MARKET OB/XF VALUE	9,926		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	362,608		
SOH/AGL Deduction	181,553		
ASSESSED VALUE	181,055		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	131,055		
TOTAL JUST VALUE	362,608		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	316,172		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000459	REPAIR/RRF	19,408	01/07/2022
M11870	MECH OTHER	0	08/01/2006
E17697	ELEC OTHER	2,000	07/01/2006
P0611268	OTHER	0	06/01/2006
C15060	CO ISSUED	240,000	04/01/2005
R07510	REPAIR/RRF	5,000	04/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2373/0768	6/29/2020	WD Q	I	I	01
GRANTOR: FRANCO APRIL PURVIS F					
GRANTEE: GLEITSMAN RICHARD C					
1456/1872	11/06/2006	WD Q	I	I	
GRANTOR: MORRISON HOMES INC					
GRANTEE: SMITH APRIL P					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W25 FOP=[YR=2006] W15 S8 E15 N8 \$ S8 W15 S55 E14 FOP=[YR=2006] E6 FGR=[YR=2006] S2 E20 N21 W12 N3 W8 S22\$ N4 W6 S4\$ N4 E6 N18 E8 S3 E12 N44\$.											