



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
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	2,172	100	2,172	256,005
FGR	441	55	243	28,642
FOP	49	30	15	1,768
FSP	176	40	70	8,250
TOTALS	2,838		2,500	294,665

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	0810	CONCRETE A	0	100	0	0	556.00	SF	6.50	6.50	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,500	106.1568	126.06	315,150	2004	2009	0	0	6.50	93.50
1 SNGL FAM - 100% - 2023 Heated Area: 2172 HX Base Yr 2023											

96177 LONG BEACH DR, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		294,665	
TOTAL MARKET OB/XF VALUE		6,223	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		385,888	
SOH/AGL Deduction		0	
ASSESSED VALUE		385,888	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		335,888	
TOTAL JUST VALUE		385,888	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		337,754	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004506	REPAIR/RRF	0	06/12/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2566/0255	5/27/2022	WD	Q	I	01
GRANTOR: STREIT TYLER CHRISTIA					
GRANTEE: MUSTOE ELISHA Z & J					
2040/1620	4/15/2016	WD	U	I	37
GRANTOR: CAVEY DONALD					
GRANTEE: STREIT TYLER CHRIST					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2004] W22 BAS=[YR=2004] W19 S50 FGR=[YR=2004] S21 E21 N3 FOP=[YR=2004] E7 N7 W7 S7\$ N18 W21\$ E21 S11 E7 S6 E13 N59 W22 N8\$ S8 E22 N8\$.											

LAND DESCRIPTION											
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	100			0.00	0.00	1.00	LT	1.00