



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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	2,141	100	2,141	245,112
FGR	493	55	271	31,025
FOP	30	30	9	1,030
FOP	120	30	36	4,122
USP	75	30	22	2,519
TOTALS	2,859		2,479	283,808

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,479	104.7888	124.44	308,487	2006	2006	0	0	0	8.00	92.00	
1 SNGL FAM - 100% - 2012 Heated Area: 2141 HX Base Yr 2012													

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		283,808	
TOTAL MARKET OB/XF VALUE		3,409	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		372,217	
SOH/AGL Deduction		170,878	
ASSESSED VALUE		201,339	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		151,339	
TOTAL JUST VALUE		372,217	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,552	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11453	MECH OTHER	0	05/01/2006
E17106	ELEC OTHER	2,000	04/01/2006
P10869	OTHER	0	03/01/2006
C16670	CO ISSUED	230,000	11/01/2005
R08618	REPAIR/RRF	5,000	11/01/2005
B16670	NEW CONSTR	230,000	11/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2461/1412	5/12/2021	LE U	I	I	11	100
GRANTOR: PARNELL MICHAEL R & W						
GRANTEE: PARNELL MICHAEL T						
1728/0152	2/07/2011	WD U	I	I	11	174,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: PARNELL MICHAEL R &						

TOTALS		2,859		2,479		283,808						BLD DATE		03/29/2023		NW		LGL DATE							
EXTRA FEATURES								96197 LONG BEACH DR, FERNANDINA BEACH										XF DATE				LAND DATE			
																		INC DATE				AG DATE			
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	745.00		SF	5.20		5.20		100	2006	2006	3	88	3,409			

BUILDING NOTES													
USP=[YR=2012] N5 W15 S5 E15 \$ FOP=[YR=2006] W15													
BAS=[YR=2006] W26 S48 FGR=[YR=2006] S21 E22 N4													
FOP=[YR=2006] N5 E6 S5 W6\$ N12 E3 N6 U3 L3 L4 D4 W18\$ E18													
U4 R4 D3 R3 S6W3 S7 E6 S5 D3 R3 E7 U3 R3 N57 W15 N8\$													
S8E15 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	DPH FACT	% COND
1	000136	C	SFR INT	100			0.00	0.00	1.00	LT		1.00	1.00
TOTAL ADJ 1.00 UNIT PRICE 85,000.00 ADJ UNIT PRICE 85,000.00 LAND VALUE 85,000													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSRV													