LOT 27
NORTH HAMPTON #4 PB 6/384

PARNELL MICHAEL T & HEATHER A
96229 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1462-0027-0000

BUILDING CHARACTERISTICS

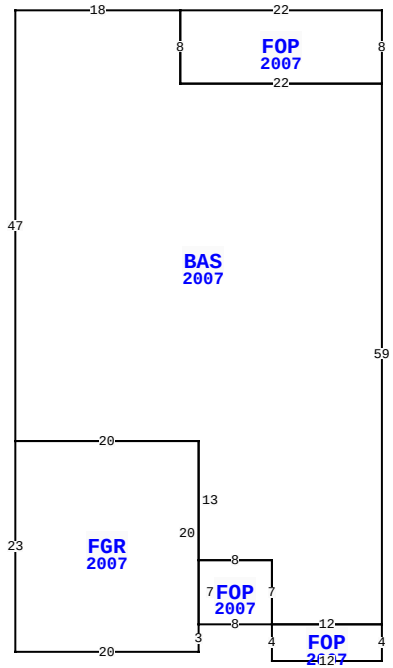
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,048	100	2,048	239,187
FGR	460	55	253	29,548
FOP	48	30	14	1,635
FOP	56	30	17	1,985
FOP	176	30	53	6,190
TOTALS	2,788		2,385	278,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,385	106.3202	126.26	301,130	2007	2007	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2023 Heated Area: 2048 HX Base Yr 2023



96229 LONG BEACH DR, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	07/02/2007	RK	LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,545
TOTAL MARKET OB/XF VALUE		3,263
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		366,808
SOH/AGL Deduction		0
ASSESSED VALUE		366,808
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		316,808
TOTAL JUST VALUE		366,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18194	ELEC OTHER	2,000	10/01/2006
M12074	MECH OTHER	0	09/01/2006
P11519	OTHER	0	09/01/2006
C17141	CO ISSUED	0	02/01/2006
R08933	REPAIR/RRF	2,000	02/01/2006
B17141	NEW CONSTR	170,990	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2563/1621	5/12/2022	WD	U	I	30	220,000
GRANTOR: PARNELL WENDY						
GRANTEE: PARNELL MICHAEL T &						
2366/1506	6/04/2020	LE	U	I	11	100
GRANTOR: KELLEY CHADNA L						
GRANTEE: PARNELL WENDY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W22 BAS=[YR=2007] W18 S47 FGR=[YR=2007] S23 E20N3 FOP=[YR=2007] E8 N7 W8 S7 $ N20 W20 $ E20 S13 E8 S7 FOP=[YR=2007] S4 E12 N4 W12 $ E12 N59 W22 N8 $ S8 E22 N8 $.

EXTRA FEATURES

LN	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	705.00	SF	5.20	5.20	100	2007	2007	3	89	3,263	

LAND DESCRIPTION

TOTAL OB/XF 3,263

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000136	C	SFR INT	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/23/2018 BY SBX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS