

LOT 28  
IN OR 1464/650  
NORTH HAMPTON #4 PB 6/384

HAYWOOD BAMBI L  
96233 LONG BEACH DRIVE  
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1462-0028-0000



| 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            | 11               | CLAY TILE 70     |
| Interior Floo            | 14               | CARPET 30        |
| Air Condition            | 03               | CENTRAL 100      |
| Heating Type             | 04               | AIR DUCTED 100   |
| Bedrooms                 |                  | 4 100            |
| 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      |
| BAS                      | 2,131            | 100              |
| FGR                      | 420              | 55               |
| FOP                      | 30               | 30               |
| FSP                      | 105              | 40               |
| TOTALS                   | 2,686            | 2,413            |

| MARKET ADJUSTMENTS                                         |            |           |             |                |                |      |           |      |      |      |        |  |
|------------------------------------------------------------|------------|-----------|-------------|----------------|----------------|------|-----------|------|------|------|--------|--|
| TYPE                                                       | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB       | ECON | FNCT | NORM | % COND |  |
| 0900                                                       | 01         | 2,413     | 109.9511    | 130.57         | 315,065        | 2006 | 2006      | 0    | 0    | 8.00 | 92.00  |  |
| 1 SNGL FAM - 100% - 2007 Heated Area: 2131 HX Base Yr 2007 |            |           |             |                |                |      |           |      |      |      |        |  |
|                                                            |            |           |             |                |                |      |           |      |      |      |        |  |
| BLD DATE                                                   | 03/29/2023 |           |             |                |                | NW   | LGL DATE  |      |      |      |        |  |
| XF DATE                                                    |            |           |             |                |                |      | LAND DATE |      |      |      |        |  |
| INC DATE                                                   |            |           |             |                |                |      | AG DATE   |      |      |      |        |  |

96233 LONG BEACH DR, FERNANDINA BEACH

| EXTRA FEATURES |            |             |     |     |    |   |          |    |          |                |           |         |
|----------------|------------|-------------|-----|-----|----|---|----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 2006    |
| 2              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0 | 1,144.00 | SF | 4.00     | 4.00           | 100       | 2006    |
| 3              | 0754       | FOP         | 0   | 100 | 15 | 4 | 60.00    | SF | 15.00    | 15.00          | 100       | 2007    |

| 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 |
| 1                | 000136   | C   | SFR INT              | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     |

TOTAL OB/XF 7,527

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 4 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 4              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 289,860   |   |
| TOTAL MARKET OB/XF VALUE  |  | 7,527     |   |
| TOTAL LAND VALUE - MARKET |  | 85,000    |   |
| TOTAL MARKET VALUE        |  | 382,387   |   |
| SOH/AGL Deduction         |  | 174,427   |   |
| ASSESSED VALUE            |  | 207,960   |   |
| TOTAL EXEMPTION VALUE     |  | 55,000    |   |
| BASE TAXABLE VALUE        |  | 152,960   |   |
| TOTAL JUST VALUE          |  | 382,387   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 335,947   |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B19562     | ADDITION    | 1,500   | 03/01/2007 |
| E18096     | ELEC OTHER  | 2,000   | 09/01/2006 |
| M12073     | MECH OTHER  | 0       | 09/01/2006 |
| P11393     | OTHER       | 0       | 08/01/2006 |
| C17498     | CO ISSUED   | 158,838 | 04/01/2006 |
| R09128     | REPAIR/RRF  | 5,000   | 04/01/2006 |

| SALES DATA                   |            |           |       |       |        |
|------------------------------|------------|-----------|-------|-------|--------|
| OFF RECORD Number            | DATE       | TYPE INST | Q / U | V / I | RSN CD |
| 1464/0650                    | 12/08/2006 | WD        | Q     | I     |        |
| GRANTOR: MORRISON HOMES INC  |            |           |       |       |        |
| GRANTEE: HAYWOOD JAMES T & B |            |           |       |       |        |
| 1201/1770                    | 1/15/2004  | WD        | U     | V     | 19     |
| GRANTOR: NORTH HAMPTON LLC   |            |           |       |       |        |
| GRANTEE: MORRISON HOMES INC  |            |           |       |       |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2006] W26 FSP=[YR=2006] W15 S7 E15 N7 \$ S7 W15 S58 E14 FOP=[YR=2006] E6 FGR=[YR=2006] S1 E21 N20 W21 S19 \$ N5 W6 S5 \$ N5 E6 N14 E21 N46 \$. |  |  |  |  |  |  |  |  |  |  |  |  |