LOT 29
IN OR 2153/1463
NORTH HAMPTON #4 PB 6/384

DESFOSSE KEVIN R
96238 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1462-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

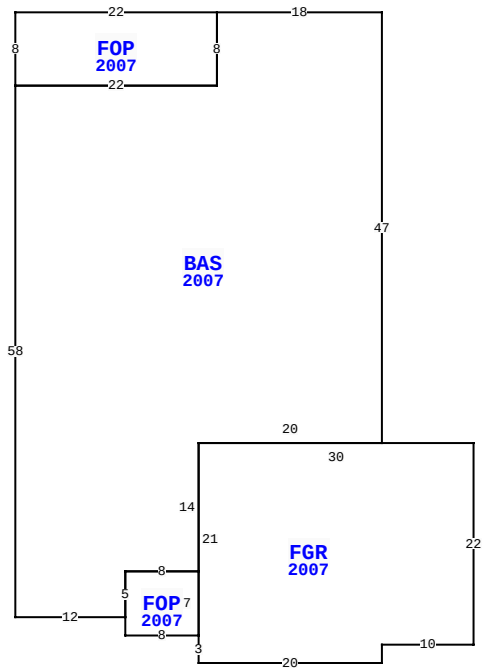
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,044	100	2,044	233,842
FGR	700	55	385	44,046
FOP	56	30	17	1,945
FOP	176	30	53	6,063
TOTALS	2,976		2,499	285,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,499	104.1504	123.68	309,076	2007	2007	0	0	0	7.50	92.50

1 SNGL FAM – 0% - 0 Heated Area: 2044 HX Base Yr



BLD DATE	03/29/2023 NW
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

96238 LONG BEACH DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	285,895
TOTAL MARKET OB/XF VALUE	7,065
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	377,960
SOH/AGL Deduction	91,211
ASSESSED VALUE	286,749
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	286,749
TOTAL JUST VALUE	377,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	331,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17900	ELEC OTHER	2,000	08/01/2006
M11871	MECH OTHER	0	08/01/2006
P0611183	OTHER	0	06/01/2006
C17699	CO ISSUED	0	05/01/2006
R09261	REPAIR/RRF	5,000	05/01/2006
B17699	NEW CONSTR	160,050	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2153/1463	10/18/2017	WD	Q	I	02	248,000
GRANTOR: DUNLAP WILLIAM R						
GRANTEE: DESFOSSE KEVIN R						
1491/1048	4/10/2007	WD	Q	I		275,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: DUNLAP WILLIAM R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 FOP=[YR=2007] W22 S8 E22 N8$ S8 W22 S58 E12 FOP=[YR=2007] S2 E8 FGR=[YR=2007] S3 E20 N2 E10 N22 W30 S21$ N7 W8 S5$ N5 E8 N14 E20 N47$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0812	CONCRETE C	0	0	0	0	1,080.00	SF	4.00	4.00	100	2007	2007	3	89	3,845	

LAND DESCRIPTION

TOTAL OB/XF 7,065

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	0			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