LOT 32
NORTH HAMPTON #4 PB 6/384

KELLIHER REGINA A/KELLIHER JOHN J
96210 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1462-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

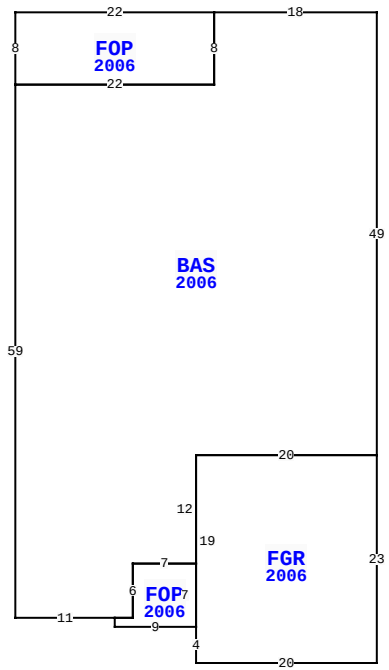
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,102	100	2,102	241,382
FGR	460	55	253	29,053
FOP	51	30	15	1,722
FOP	176	30	53	6,086
TOTALS	2,789		2,423	278,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,423	105.1099	124.82	302,439	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2007 Heated Area: 2102 HX Base Yr 2007



96210 LONG BEACH DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,244
TOTAL MARKET OB/XF VALUE		27,089
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		390,333
SOH/AGL Deduction		168,586
ASSESSED VALUE		221,747
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,747
TOTAL JUST VALUE		390,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18594	ADDITION	4,800	10/31/2006
B18285	SWIM POOL	22,752	08/01/2006
E16927	ELEC OTHER	2,000	03/01/2006
M11150	MECH OTHER	0	03/01/2006
C16895	CO ISSUED	240,000	01/01/2006
R08772	REPAIR/RRF	5,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/0293	3/09/2021	QC	U	I	11	100
GRANTOR: KELLIHER JOHN J & REG						
GRANTEE: KELLIHER JOHN J & R						
1425/0603	7/03/2006	WD	Q	I		302,300
GRANTOR: MORRISON HOMES INC						
GRANTEE: KELLIHER JOHN J & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2006] W22 S8 E22 N8$ S8 W22 S59 E11 FOP=[YR=2006] S1 E9 FGR=[YR=2006] S4 E20 N23 W20 S19$ N7 W7 S6 W2$ E2 N6 E7 N12 E20 N49$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0811	CONCRETE B	0	100	0	0	708.00	SF	5.20	5.20	100	2006	2006	3	88	3,240	
3	0861	POOL GUNIT	0	100	0	0	344.00	SF	85.00	85.00	100	2006	2006	3	48	14,035	
4	0910	SCRN RM L	0	100	0	0	800.00	SF	15.00	15.00	100	2006	2006	3	31	3,720	
5	0845	KOOL DECK	0	100	0	0	456.00	SF	7.25	7.25	100	2006	2006	3	88	2,909	

LAND DESCRIPTION

TOTAL OB/XF 27,089

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