



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 60
Interior Floor	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	2,036	100	2,036	237,785
FGR	460	55	253	29,548
FOP	128	30	38	4,438
FOP	176	30	53	6,190
TOTALS	2,800		2,380	277,962

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	698.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000136	C	SFR INT	0			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,380	106.3202	126.26	300,499	2007	2007	0	0	7.50	92.50
1 SNGL FAM - 0% - 0 Heated Area: 2036 HX Base Yr											
96200 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		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	277,962		
TOTAL MARKET OB/XF VALUE	6,450		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	369,412		
SOH/AGL Deduction	89,701		
ASSESSED VALUE	279,711		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	279,711		
TOTAL JUST VALUE	369,412		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	323,976		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007232	REPAIR/RRF	16,334	08/13/2020
E18255	ELEC OTHER	2,000	10/01/2006
M12102	MECH OTHER	0	10/01/2006
P11535	OTHER	0	09/01/2006
C18431	CO ISSUED	0	08/01/2006
B18431	NEW CONSTR	290,000	08/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2326/0763	12/09/2019	WD Q	I	02	
GRANTOR: HERMANN DANIEL JAMES					
GRANTEE: CAPARELLI PIETRO &					
2276/1302	5/16/2019	QC U	I	11	
GRANTOR: HERMANN DANIEL JAMES					
GRANTEE: HERMANN DANIEL JAME					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W18 FOP=[YR=2007] W22 S8 E22 N8 \$ S8 W22 S58 FOP=[YR=2007] S4 E20 FGR=[YR=2007] E20 N23 W20 S23 \$ N10 W8 S6 W12 \$ E12 N6 E8 N13 E20 N47 \$.											