

LOT 35
IN OR 1469/1989
NORTH HAMPTON #4 PB 6/384

BLAIR ERIC R & KIMBERLY
96178 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1462-0035-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

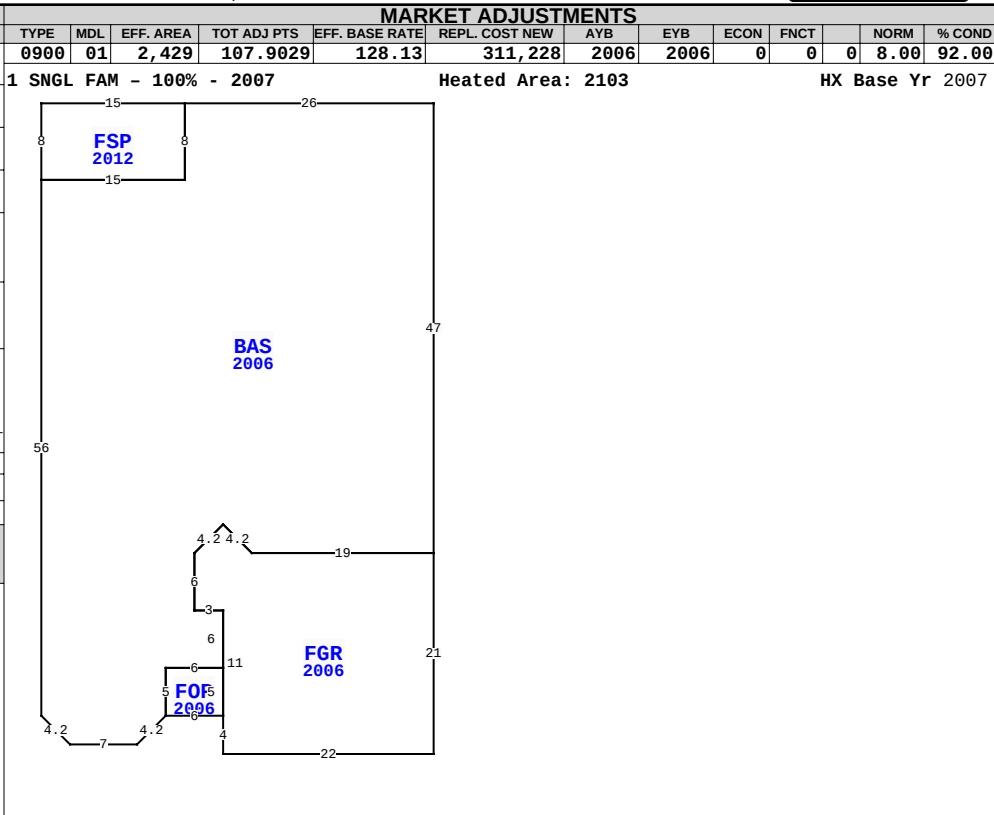
Quality	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,103	100	2,103	247,900
FGR	489	55	269	31,710
FOP	30	30	9	1,061
FSP	120	40	48	5,658

TOTALS	2,742	2,429	286,330
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	855.00	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
1	000136	C	SFR INT	100			0.00	0.00	1.00



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

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	855.00	SF	5.20	5.20

TOTAL OB/XF									
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1	0811	CONCRETE B	0 100	0	0	855.00	SF	5.20	5.20

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	286,330								
TOTAL MARKET OB/XF VALUE	3,912								
TOTAL LAND VALUE - MARKET	85,000								
TOTAL MARKET VALUE	375,242								
SOH/AGL Deduction	172,215								
ASSESSED VALUE	203,027								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	153,027								
TOTAL JUST VALUE	375,242								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	331,033								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005560	ROOF	16,431	07/18/2020
E18257	ELEC OTHER	2,000	10/01/2006
M12103	MECH OTHER	0	10/01/2006
C18502	CO ISSUED	280,000	09/01/2006
B18502	NEW CONSTR	280,000	09/01/2006
P11557	OTHER	0	09/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1469/1989	1/08/2007	WD	U	I	21	280,300	
GRANTOR:MORRISON HOMES INC							
GRANTEE:BLAIR ERIC R & KIMB							
1201/1770	1/15/2004	WD	U	V	19	2,970,000	
GRANTOR:NORTH HAMPTON LLC							
GRANTEE:MORRISON HOMES INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W26 FSP=[YR=2012] W15 S8 E15 N8\$ S8 W15 S56 D3 R3 E7 U3 R3 FOP=[YR=2006] E6 FGR=[YR=2006] S4 E22 N21 W19 U3 L3 D3 L3 S6 E3 S11\$ N5 W6 S5\$ N5 E6 N6 W3 N6 U3 R3 D3 R3 E19 N47\$.									