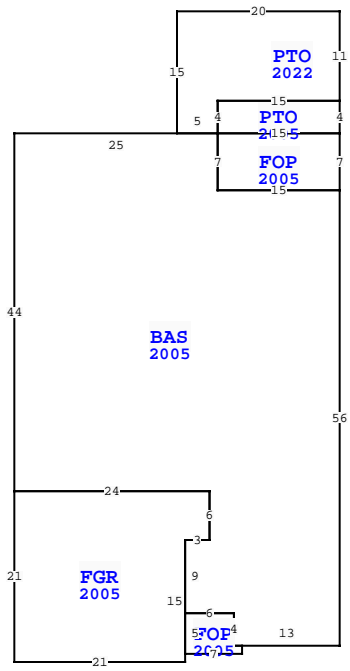


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	2	100	
Frame	02	WOOD FRAME	100
Stories	0	0 100	
Units	0	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
BAS	1,974	100	1,974
FGR	459	55	252
FOP	31	30	9
FOP	105	30	32
PTO	60	5	3
PTO	240	5	12
TOTALS	2,869		2,282
			256,243

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,282	103.3410	122.72	280,047	2005	2005	0	0	8.50	91.50
1 SNGL FAM - 100% - 2020 Heated Area: 1974 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			256,243
TOTAL MARKET OB/XF VALUE			12,599
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			353,842
SOH/AGL Deduction			345,742
ASSESSED VALUE			8,100
TOTAL EXEMPTION VALUE	13		8,100
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			353,842
NCON VALUE			8,100
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007520	ADDITION	8,982	05/13/2022
E14679	ELEC OTHER	2,000	03/01/2005
M09371	MECH OTHER	0	03/01/2005
P09014	OTHER	0	02/01/2005
B14328	NEW CONSTR	180,000	02/01/2005
R07075	REPAIR/RRF	6,000	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/0483	9/12/2005	WD Q	Q	I		218,400
GRANTOR: MORRISON HOMES INC						
GRANTEE: KING TERESA V						
1201/1770	1/15/2004	WD U	V	19		2,970,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

EXTRA FEATURES																
L N	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	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0	100	0	638.00	SF	5.20	5.20	100	2005	2005	3	87	2,886	
3	0911	SCRN RM A	0	100	15	300.00	SF	21.88	21.88	100	2022	2022	3	100	6,563	

96144 LONG BEACH DR, FERNANDINA BEACH

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

BUILDING NOTES	

**BUILDING DIMENSIONS**  
 FOP=[YR=2005] N7PTO=[YR=2005] N4 PTO=[YR=2022] N11 W20 S15  
 E5 N4 E15\$W15S4E15 \$ W15S7E15\$BAS=[YR=2005] W15N7W25S44  
 FGR=[YR=2005] S21E21N15E3N6W24\$E24S6 W3S9FOP=[YR=2005]  
 S5E7N1W1N4W6\$E6S4 E13N56\$.

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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									