



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	08	SHT VINYL 70
Interior Floor	14	CARPET 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	2,096	100	2,096	243,278
FGR	440	55	242	28,089
FOP	48	30	14	1,625
FOP	48	30	14	1,625
FOP	176	30	53	6,152
TOTALS	2,808		2,419	280,768

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	727.00	SF	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		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0900	01	2,419	101.4790	126.85	306,850	2006	2006	0	0	0	8.50												
1 SNGL FAM - 100% - 2020																							
Heated Area: 2096						HX Base Yr 2020																	
96023 LONG BEACH DR, FERNANDINA BEACH																							
<table><tr><td>BLD DATE</td><td>03/29/2023</td><td>NW</td><td>LGL DATE</td></tr><tr><td>XF DATE</td><td>06/28/2007</td><td>RK</td><td>LAND DATE</td></tr><tr><td>INC DATE</td><td></td><td></td><td>AG DATE</td></tr></table>												BLD DATE	03/29/2023	NW	LGL DATE	XF DATE	06/28/2007	RK	LAND DATE	INC DATE			AG DATE
BLD DATE	03/29/2023	NW	LGL DATE																				
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INC DATE			AG DATE																				

TOTAL OB/XF									
6,439									

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6,439									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		280,768	
TOTAL MARKET OB/XF VALUE		6,439	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		372,207	
SOH/AGL Deduction		126,721	
ASSESSED VALUE		245,486	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		195,486	
TOTAL JUST VALUE		372,207	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		359,705	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18195	ELEC OTHER	2,000	10/01/2006
M12101	MECH OTHER	0	10/01/2006
P11525	OTHER	0	09/01/2006
C14135	CO ISSUED	0	12/01/2004
B0414135	NEW CONSTR	182,037	12/01/2004
R046917	REPAIR/RRF	6,000	12/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2271/1559	4/29/2019	WD	Q	I	02
GRANTOR: TOMLINSON DEBORAH					
GRANTEE: SHORTKROFF SONYA					
2219/0892	8/22/2018	SW	Q	I	02
GRANTOR: FEDERAL NATIONAL MORT					
GRANTEE: TOMLINSON DEBORAH					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W18 FOP=[YR=2006] W22 S8 E22 N8 \$ S8 W22 S59 FOP=[YR=2006] S4 E12 N4 W12 \$ E12 FOP=[YR=2006] E8 N6 W8 S6 \$ N6 E8 FGR=[YR=2006] S10 E20 N22 W20 S12 \$ N12 E20 N49\$.									