LOT 13
IN OR 1834/604
NORTH HAMPTON #4 PB 6/384

JACKSON FRANK
96099 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1462-0013-0000

BUILDING CHARACTERISTICS

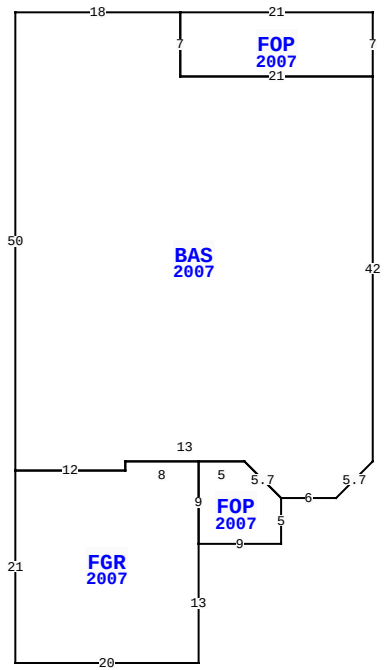
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,816	100	1,816	228,254
FGR	428	55	235	29,538
FOP	73	30	22	2,766
FOP	147	30	44	5,530
TOTALS	2,464		2,117	266,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,117	109.2994	136.62	289,225	2007	2007	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2014 Heated Area: 1816 HX Base Yr 2014



96099 LONG BEACH DR, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	06/27/2007	RK	LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		266,087
TOTAL MARKET OB/XF VALUE		6,434
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		357,521
SOH/AGL Deduction		135,032
ASSESSED VALUE		222,489
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		167,489
TOTAL JUST VALUE		357,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009364	4 WINDOWS	0	10/29/2020
19007842	REMODEL	2,823	07/24/2019
19007751	REMODEL	8,063	07/22/2019
M12316	MECH OTHER	0	12/01/2006
E18394	ELEC OTHER	2,000	11/01/2006
C18539	CO ISSUED	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1834/0604	1/08/2013	TD	Q	I	01	195,000
GRANTOR: LANGFORD JACK D TRUST						
GRANTEE: JACKSON FRANK & MAR						
1549/1454	2/06/2008	QC	U	I	01	100
GRANTOR: LANGFORD JACK D & JEW						
GRANTEE: LANGFORD JACK D & J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W21 BAS=[YR=2007] W18 S50 FGR=[YR=2007] S21 E20 N13 FOP=[YR=2007] E9 N5 U4 L4 W5 S9 $ N9 W8 S1 W12 $ E12 N1 E13 D4 R4 E6 U4 R4 N42 W21 N7 $ S7 E21 N7 $.

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	2007	2007	3	91	3,185	
2	0811	CONCRETE B	0	100	0	0	710.00	SF	5.20	5.20	100	2007	2007	3	88	3,249	

LAND DESCRIPTION

TOTAL OB/XF 6,434

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS