LOT 18
IN OR 1439/794
NORTH HAMPTON #4 PB 6/384

STREIT JAMES B JR & LINDA R
96149 LONG BEACH DR
FERNANDINA BEACH, FL 32041

2024

12-2N-27-1462-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

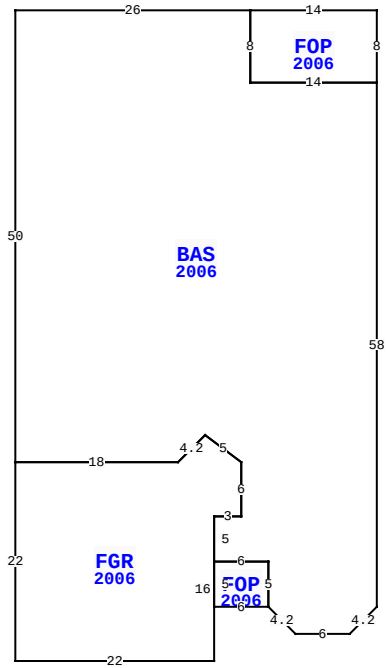
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,145	100	2,145	270,084
FGR	513	55	282	35,508
FOP	30	30	9	1,134
FOP	112	30	34	4,281
TOTALS	2,800		2,470	311,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,470	107.1600	133.95	330,856	2006	2011	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2007 Heated Area: 2145 HX Base Yr 2007



96149 LONG BEACH DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		311,005
TOTAL MARKET OB/XF VALUE		6,885
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		402,890
SOH/AGL Deduction		190,048
ASSESSED VALUE		212,842
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,842
TOTAL JUST VALUE		402,890
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004598	REPAIR/RRF	15,174	06/15/2020
M11517	MECH OTHER	0	05/01/2006
P10960	OTHER	0	04/01/2006
C14736	CO ISSUED	240,000	03/01/2005
B14736	NEW CONSTR	240,000	03/01/2005
R07328	REPAIR/RRF	5,000	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/0794	8/24/2006	WD	Q	I		280,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: STREIT JAMES B JR &						
1201/1770	1/15/2004	WD	U	V	19	2,970,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	692.00	SF	5.20	5.20	100	2006	2006	3	87	3,131	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
3	0462	ST/AL FNC	0	100	0	0	444.00	SF	10.00	10.00	100	2006	2006	3	44	1,954	

BUILDING DIMENSIONS

FOP=[YR=2006] W14 BAS=[YR=2006] W26 S50 FGR=[YR=2006] S22
E22 N16E3N6 U3 L4 D3 L3 W18$E18 U3 R3 D3 R4 S6W3
S5FOP=[YR=2006] S5E6N5W6$E6S5 D3 R3 E6 R3 U3
N58W14N8$S8E14N8$.

LAND DESCRIPTION

TOTAL OB/XF 6,885

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 11/20/2020 BY NWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS