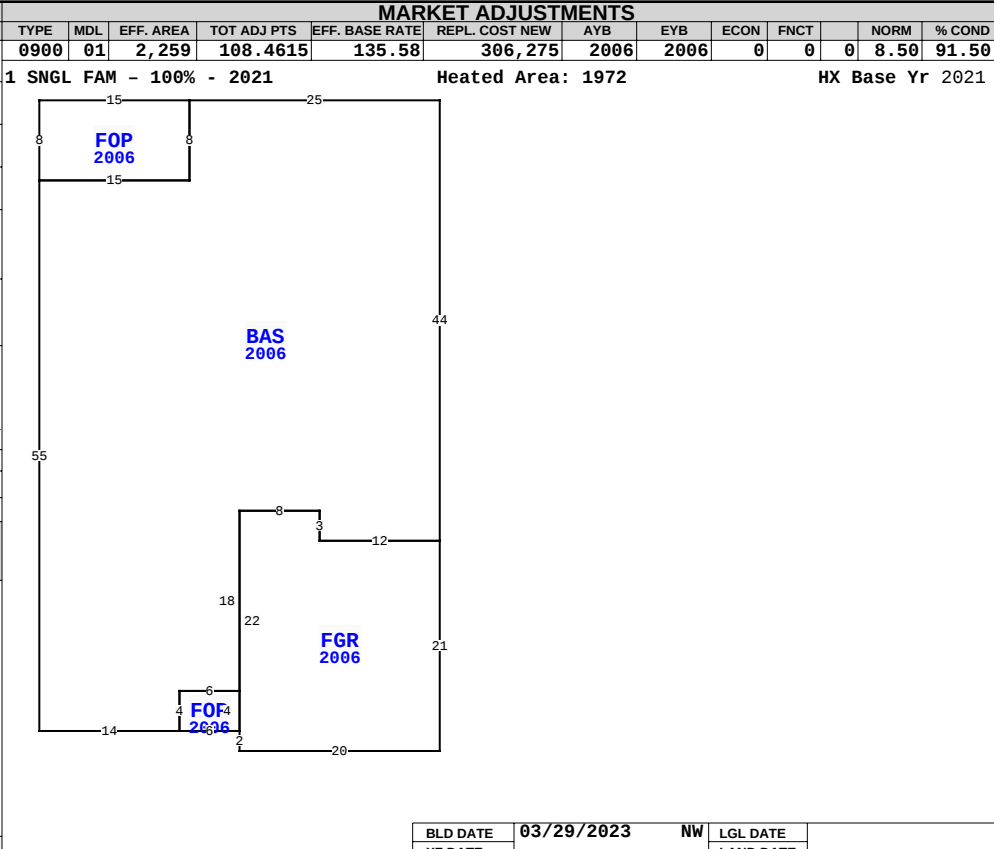




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,972	100	1,972	244,638
FGR	444	55	244	30,270
FOP	24	30	7	868
FOP	120	30	36	4,466
TOTALS	2,560		2,259	280,242



96169 LONG BEACH DR, FERNANDINA BEACH															XF DATE	LAND DATE
															INC DATE	AG DATE
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150							
831.00	SF	5.20	5.20	100	2006	2006	3	87	3,759							
612.00	SF	10.00	10.00	100	2006	2006	3	44	2,693							

LAND DESCRIPTION										TOTAL OB/XF							9,602	
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	LA VAL	
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		
REVIEW DATE		05/12/2019		BY KBA		Total Acres: 0.00		Total Land Value: 85,000				Market: 0				Agricultural: 0		

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										280,242				
TOTAL MARKET OB/XF VALUE										9,602				
TOTAL LAND VALUE - MARKET										85,000				
TOTAL MARKET VALUE										374,844				
SOH/AGL Deduction										188,357				
ASSESSED VALUE										186,487				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										136,487				
TOTAL JUST VALUE										374,844				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										362,608				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000459	REPAIR/RRF	19,408	01/07/2022
M11870	MECH OTHER	0	08/01/2006
E17697	ELEC OTHER	2,000	07/01/2006
P0611268	OTHER	0	06/01/2006
C15060	CO ISSUED	240,000	04/01/2005
R07510	REPAIR/RRF	5,000	04/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2373/0768	6/29/2020	WD	Q	I	01	275,000	
GRANTOR:FRANCO APRIL PURVIS F							
GRANTEE:GLEITSMAN RICHARD C							
1456/1872	11/06/2006	WD	Q	I		289,500	
GRANTOR:MORRISON HOMES INC							
GRANTEE:SMITH APRIL P							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2006] W25 FOP=[YR=2006] W15 S8 E15 N8 \$ S8 W15 S55 E14 FOP=[YR=2006] E6 FGR=[YR=2006] S2 E20 N21 W12 N3 W8 S22\$ N4 W6 S4\$ N4 E6 N18 E8 S3 E12 N44\$.														