

LOT 26
IN OR 1755/1653
NORTH HAMPTON #4 PB 6/384

AIKENS MICHAEL S & KIMBERLY
96223 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1462-0026-0000



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	2,226	100	2,226	266,619
FGR	484	55	266	31,861
FOP	24	30	7	838
FSP	112	40	45	5,390
TOTALS	2,846		2,544	304,707

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	764.00	SF	5.20	5.20	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT	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	2,544	104.1504	130.19	331,203	2007	2007	0	0	8.00	92.00
1 SNGL FAM - 100% - 2013 Heated Area: 2226 HX Base Yr 2013											
96223 LONG BEACH DR, FERNANDINA BEACH											
BLD DATE: 01/01/2019 KB											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		304,707	
TOTAL MARKET OB/XF VALUE		3,496	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		393,203	
SOH/AGL Deduction		189,309	
ASSESSED VALUE		203,894	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		153,894	
TOTAL JUST VALUE		393,203	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		379,580	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18193	ELEC OTHER	2,000	10/01/2006
M12075	MECH OTHER	0	09/01/2006
P11520	OTHER	0	09/01/2006
C18429	CO ISSUED	0	08/01/2006
B18429	NEW CONSTR	280,000	08/01/2006
R09662	REPAIR/RRF	5,000	08/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1755/1653	9/02/2011	WD Q	I	01	
GRANTOR: BENNETT DEREK J & MAR					
GRANTEE: AIKENS MICHAEL S &					
1511/0474	7/09/2007	WD Q	I		
GRANTOR: MORRISON HOMES INC					
GRANTEE: BENNETT DEREK J & M					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W27 FSP=[YR=2011] W14 S8 E14 N8\$ S8 W14 S58 D3 R3 E7 R3 U3 FOP=[YR=2007] E6 FGR=[YR=2007] S5 E22 N22 W22 S17\$ N4 W6 S4\$ N4 E6 N13 E22 N49\$.											