



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	2,048	100	2,048	250,405
FGR	460	55	253	30,934
FOP	48	30	14	1,712
FOP	56	30	17	2,078
FOP	176	30	53	6,480
TOTALS	2,788		2,385	291,609

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	705.00	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 SNGL FAM - 100% - 2023

Heated Area: 2048

HX Base Yr 2023

96229 LONG BEACH DR, FERNANDINA BEACH

BLD DATE 03/29/2023 NW LGL DATE
XF DATE 07/02/2007 RK LAND DATE
INC DATE AG DATE

TOTAL OB/XF											
3,226											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										291,609	
TOTAL MARKET OB/XF VALUE										3,226	
TOTAL LAND VALUE - MARKET										85,000	
TOTAL MARKET VALUE										379,835	
SOH/AGL Deduction										2,023	
ASSESSED VALUE										377,812	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										327,812	
TOTAL JUST VALUE										379,835	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										366,808	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18194	ELEC OTHER	2,000	10/01/2006
M12074	MECH OTHER	0	09/01/2006
P11519	OTHER	0	09/01/2006
C17141	CO ISSUED	0	02/01/2006
R08933	REPAIR/RRF	2,000	02/01/2006
B17141	NEW CONSTR	170,990	02/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2563/1621	5/12/2022	WD U	I	I	30
GRANTOR: PARNELL WENDY					
GRANTEE: PARNELL MICHAEL T &					
2366/1506	6/04/2020	LE U	I	I	11
GRANTOR: KELLEY CHADNA L					
GRANTEE: PARNELL WENDY					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2007] W22 BAS=[YR=2007] W18 S47 FGR=[YR=2007] S23 E20N3 FOP=[YR=2007] E8 N7 W8 S7 \$ N20 W20 \$ E20 S13 E8 S7 FOP=[YR=2007] S4 E12 N4 W12 \$ E12 N59 W22 N8 \$ S8 E22 N8 \$.											