

LOT 35
IN OR 1469/1989
NORTH HAMPTON #4 PB 6/384

BLAIR ERIC R & KIMBERLY
96178 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1462-0035-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,103	100	2,103	259,542
FGR	489	55	269	33,199
FOP	30	30	9	1,111
FSP	120	40	48	5,924

TOTALS	2,742		2,429	299,776
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	855.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,429	107.9029	134.88	327,624	2006	2006	0	0	8.50	91.50

1 SNGL FAM - 100% - 2007
Heated Area: 2103
HX Base Yr 2007

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

96178 LONG BEACH DR, FERNANDINA BEACH

TOTAL OB/XF									
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Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		299,776	
TOTAL MARKET OB/XF VALUE		3,868	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		388,644	
SOH/AGL Deduction		179,526	
ASSESSED VALUE		209,118	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		159,118	
TOTAL JUST VALUE		388,644	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		375,242	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005560	ROOF	16,431	07/18/2020
E18257	ELEC OTHER	2,000	10/01/2006
M12103	MECH OTHER	0	10/01/2006
C18502	CO ISSUED	280,000	09/01/2006
B18502	NEW CONSTR	280,000	09/01/2006
P11557	OTHER	0	09/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1469/1989	1/08/2007	WD U	I	21	
GRANTOR: MORRISON HOMES INC					
GRANTEE: BLAIR ERIC R & KIMB					
1201/1770	1/15/2004	WD U	V	19	
GRANTOR: NORTH HAMPTON LLC					
GRANTEE: MORRISON HOMES INC					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2006] W26 FSP=[YR=2012] W15 S8 E15 N8\$ S8 W15 S56 D3 R3 E7 U3 R3 FOP=[YR=2006] E6 FGR=[YR=2006] S4 E22 N21 W19 U3 L3 D3 L3 S6 E3 S11\$ N5 W6 S5\$ N5 E6 N6 W3 N6 U3 R3 D3 R3 E19 N47\$.					