LOT 60
IN OR 1349/483
ESMT PT OR 1220/234

KING TERESA V
96144 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1462-0060-0000

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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

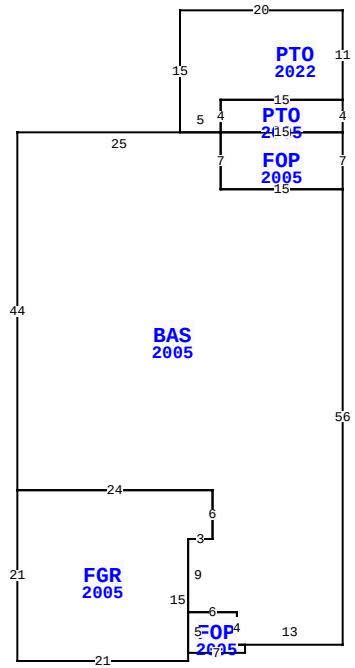
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100	1,974	232,051
FGR	459	55	252	29,623
FOP	31	30	9	1,058
FOP	105	30	32	3,762
PTO	60	5	3	353
PTO	240	5	12	1,411
TOTALS	2,869		2,282	268,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,282	103.3410	129.18	294,789	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2020 Heated Area: 1974 HX Base Yr



96144 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		268,258
TOTAL MARKET OB/XF VALUE		12,334
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		365,592
SOH/AGL Deduction		357,249
ASSESSED VALUE		8,343
TOTAL EXEMPTION VALUE	13	8,343
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		365,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007520	ADDITION	8,982	05/13/2022
E14679	ELEC OTHER	2,000	03/01/2005
M09371	MECH OTHER	0	03/01/2005
P09014	OTHER	0	02/01/2005
B14328	NEW CONSTR	180,000	02/01/2005
R07075	REPAIR/RRF	6,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1349/0483	9/12/2005	WD	Q	I		218,400
GRANTOR: MORRISON HOMES INC						
GRANTEE: KING TERESA V						
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	638.00	SF	5.20	5.20	100	2005	2005	3	86	2,853	
3	0911	SCRN RM A	0	100	15	20	300.00	SF	21.88	21.88	100	2022	2022	3	97	6,366	

BUILDING DIMENSIONS

FOP=[YR=2005] N7PTO=[YR=2005] N4 PTO=[YR=2022] N11 W20 S15 E5 N4 E15$W15S4E15 $ W15S7E15$BAS=[YR=2005] W15N7W25S44 FGR=[YR=2005] S21E21N15E3N6W24$E24S6 W3S9FOP=[YR=2005] S5E7N1W1N4W6$E6S4 E13N56$.

LAND DESCRIPTION

TOTAL OB/XF 12,334

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 10/31/2022 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS