LOT 2
IN OR 1404/1016
NORTH HAMPTON #4 PB 6/384

MACDONALD BRADLEY
96005 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034-8715

2025

12-2N-27-1462-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

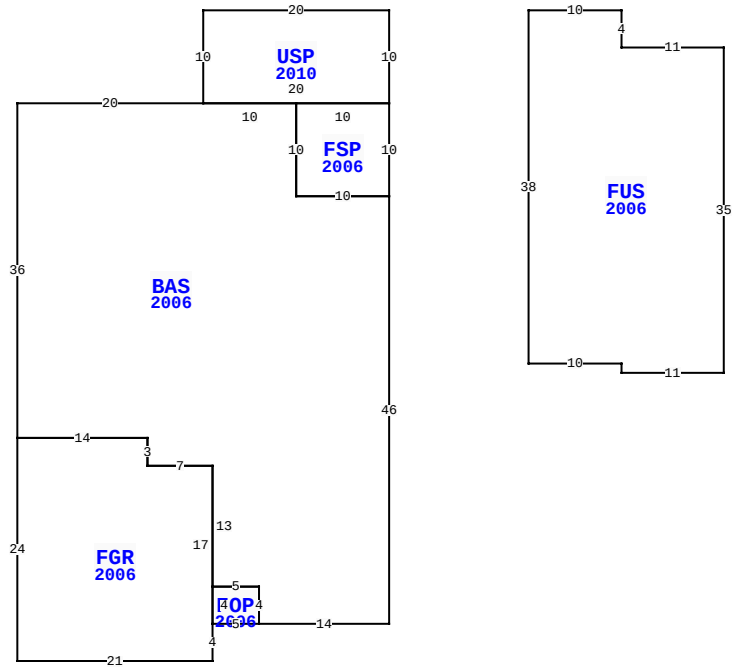
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,721	100	2006	1,721	207,869
FGR	483	55	2006	266	32,128
FOP	20	30	2006	6	724
FSP	100	40	2006	40	4,831
FUS	765	100	2006	765	92,400
USP	200	30	2010	60	7,247
TOTALS	3,289			2,858	345,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,858	100.5518	132.73	379,342	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2007 Heated Area: 2486 HX Base Yr 2007



96005 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		345,201
TOTAL MARKET OB/XF VALUE		10,019
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		440,220
SOH/AGL Deduction		203,054
ASSESSED VALUE		237,166
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		186,444
TOTAL JUST VALUE		440,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23384	XFOB	7,494	03/01/2010
B16304	NEW CONSTR	240,000	04/03/2006
E16288	ELEC OTHER	2,000	12/01/2005
M10827	MECH OTHER	0	12/01/2005
R08392	REPAIR/RRF	5,000	10/01/2005
P10208	OTHER	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1404/1016	4/17/2006	WD	Q	I		310,500
GRANTOR: MORRISON HOMES INC						
GRANTEE: MACDONALD BRADLEY &						
1201/1770	1/15/2004	WD	U	V	19	2,970,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2010] W20 S10 BAS=[YR=2006] W20 S36 FGR=[YR=2006] S24 E21 N4 FOP=[YR=2006] E5 N4 W5 S4 $ N17 W7 N3 W14 $ E14 S3 E7 S13 E5 S4 E14 N46 FSP=[YR=2006] N10 W10 S10 E10 $ W10 N10 W10 $ E20 N10 $ PTR=E15 FUS=[YR=2006] E10 S4 E11 S35 W11 N1 W10 N38$ W15$.

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	0811	CONCRETE B	0	100	0	0	653.00	SF	5.20	5.20	100	2006	2006	3	86	2,920	
2	0462	ST/AL FNC	0	100	0	0	996.00	SF	10.00	10.00	100	2006	2006	3	40	3,984	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 10,019

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	000100	C	RES	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS