LOT 3
IN OR 2182/1210
NORTH HAMPTON #4 PB 6/384

FOLEY JAMES M & MARY K
96009 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

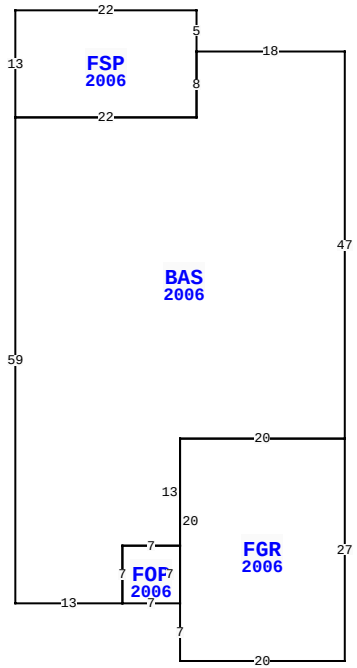
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,055	100	2006	2,055	260,012
FGR	540	55	2006	297	37,578
FOP	49	30	2006	15	1,898
FSP	286	40	2006	114	14,424
TOTALS	2,930			2,481	313,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,481	105.3360	139.04	344,958	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2020 Heated Area: 2055 HX Base Yr 2020



96009 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		313,912
TOTAL MARKET OB/XF VALUE		4,772
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		403,684
SOH/AGL Deduction		139,153
ASSESSED VALUE		264,531
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		213,809
TOTAL JUST VALUE		403,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18086	ADDITION	2,498	10/31/2006
E16283	ELEC OTHER	2,000	12/01/2005
M10822	MECH OTHER	0	12/01/2005
C16302	CO ISSUED	230,000	10/01/2005
R08390	REPAIR/RRF	5,000	10/01/2005
B16302	NEW CONSTR	230,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2182/1210	3/07/2018	WD	Q	I	01	259,000
GRANTOR: LUCIER PETER J & LIND						
GRANTEE: FOLEY JAMES M & MAR						
1404/1223	4/17/2006	WD	Q	I		302,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: LUCIER PETER J & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FSP=[YR=2006] N5 W22 S13 E22 N8$ S8 W22 S59 E13 FOP=[YR=2006] E7 FGR=[YR=2006] S7 E20 N27 W20 S20$ N7 W7 S7$ N7 E7 N13 E20 N47$.

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	669.00	SF	5.20	5.20	100	2006	2006	3	86	2,992	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 4,772

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