LOT 6
NORTH HAMPTON #4 PB 6/384

TRUPO GARY/WYNE DEBORAH
96033 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0006-0000

BUILDING CHARACTERISTICS

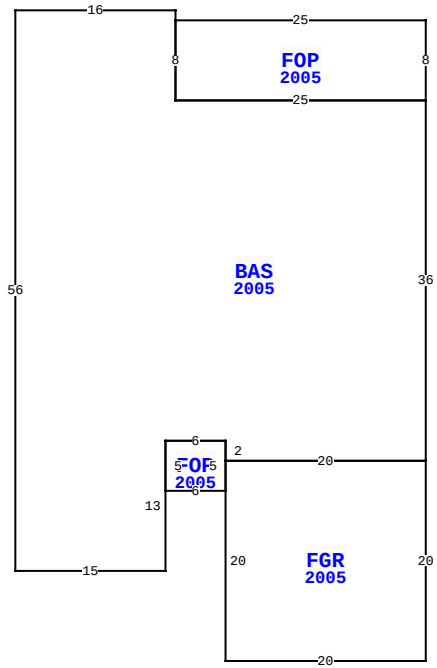
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,773	100	2005	1,773	224,591
FGR	400	55	2005	220	27,868
FOP	30	30	2005	9	1,140
FOP	200	30	2005	60	7,600
TOTALS	2,403			2,062	261,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,062	106.0409	139.97	288,618	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2024 Heated Area: 1773 HX Base Yr 2024



96033 LONG BEACH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		261,199
TOTAL MARKET OB/XF VALUE		6,181
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		352,380
SOH/AGL Deduction		37,047
ASSESSED VALUE		315,333
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		264,611
TOTAL JUST VALUE		352,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2665/311	8/29/2023	WD	Q	I	02	370,000
GRANTOR: LEE CHRISTOPHER J & M						
GRANTEE: TRUPO GARY						
2387/1847	8/28/2020	WD	Q	I	01	254,000
GRANTOR: BULLARD OWEN J						
GRANTEE: LEE CHRISTOPHER J &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W25 BAS=[YR=2005] N1 W16 S56 E15 N13
FOP=[YR=2005] S5 E6 N5 W6$ E6 S2 FGR=[YR=2005] S20 E20 N20
W20$ E20 N36 W25 N8$ S8 E25 N8 $.

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	0810	CONCRETE A	0	100	33	16	528.00	SF	6.50	6.50	100	2005	2005	3	84	2,883	
2	0810	CONCRETE A	0	100	20	2	40.00	SF	6.50	6.50	100	2005	2005	3	84	218	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 6,181

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