LOT 7
IN OR 2001/712
NORTH HAMPTON #4 PB 6/384

JUNAK FAMILY TRUST/JUNAK GEORGE M TRUSTEE
85478 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0007-0000

BUILDING CHARACTERISTICS

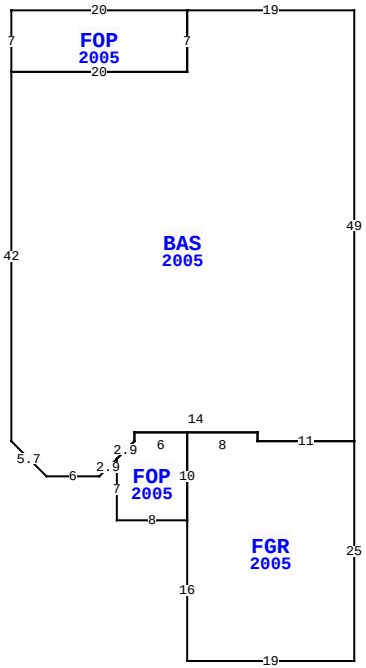
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,797	100	2005	1,797	231,437
FGR	483	55	2005	266	34,258
FOP	76	30	2005	23	2,962
FOP	140	30	2005	42	5,409
TOTALS	2,496			2,128	274,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,128	107.8098	142.31	302,836	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 0% - 0 Heated Area: 1797 HX Base Yr



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

96041 LONG BEACH DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	274,067
TOTAL MARKET OB/XF VALUE	9,351
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	368,418
SOH/AGL Deduction	55,061
ASSESSED VALUE	313,357
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,357
TOTAL JUST VALUE	368,418
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24508	ADDITION	4,922	03/01/2011
B13531	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2001/0712	8/31/2015	WD	Q	I	01	231,000
GRANTOR: BRESCIANI MARIA G & J						
GRANTEE: JUNAK FAMILY TRUST						
1450/1529	10/09/2006	WD	U	I	07	100
GRANTOR: MORRISON HOMES INC						
GRANTEE: BRESCIANI MARIA G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 FOP=[YR=2005] W20 S7 E20 N7$ S7 W20 S42 D4 R4 E6 U2 R2 FOP=[YR=2005] S7 E8 FGR=[YR=2005] S16 E19 N25 W11 N1 W8 S10$ N10 W6 S1 D2 L2 $ U2 R2 N1 E14 S1 E11 N49$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0810	CONCRETE A	0	0	33	16	528.00	SF	6.50	6.50	100	2005	2005	3	84	2,883	
3	0810	CONCRETE A	0	0	20	2	40.00	SF	6.50	6.50	100	2005	2005	3	84	218	
4	0910	SCRN RM L	0	0	10	20	200.00	SF	15.00	15.00	100	2011	2011	3	45	1,350	
5	0855	CONC PAVER	0	0	10	20	200.00	SF	10.00	10.00	100	2011	2011	3	91	1,820	

LAND DESCRIPTION

TOTAL OB/XF 9,351

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	0		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