LOT 9
NORTH HAMPTON #4 PB 6/384

WHITE TERESA 2016 TRUST/WHITE TERESA TRUSTEE
96061 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

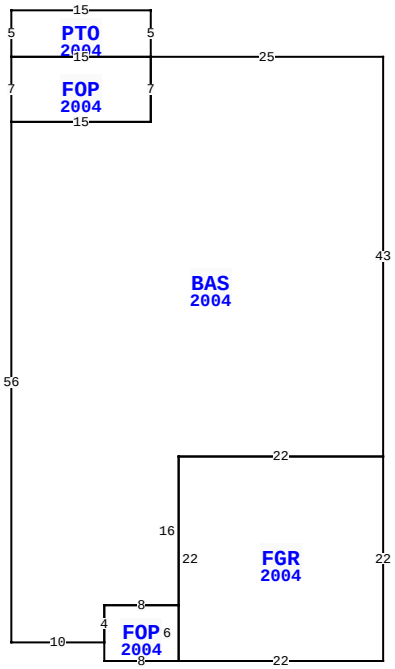
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,943	100	2004	1,943	274,102
FGR	484	55	2004	266	37,525
FOP	48	30	2004	14	1,975
FOP	105	30	2004	32	4,514
PTO	75	5	2004	4	564
TOTALS	2,655			2,259	318,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,259	115.5371	152.51	344,520	2004	2009	0	0	0	7.50	92.50

1 SNGL FAM – 0% - 0 Heated Area: 1943 HX Base Yr



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

96061 LONG BEACH DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	318,681
TOTAL MARKET OB/XF VALUE	2,624
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	406,305
SOH/AGL Deduction	53,373
ASSESSED VALUE	352,932
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,932
TOTAL JUST VALUE	406,305
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007442	REPAIR/RRF	0	09/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/1243	11/30/2020	WD	Q	I	01	340,000
GRANTOR: LACHANCE YVAN O & ROS						
GRANTEE: WHITE TERESA 2016 T						
2200/0382	6/01/2018	WD	Q	I	01	280,000
GRANTOR: DENNIS TERRY W & VICT						
GRANTEE: LACHANCE YVAN O & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W25 PTO=[YR=2004] N5 W15 S5 FOP=[YR=2004] S7 E15 N7 W15$E15$ S7 W15 S56 E10 FOP=[YR=2004] S2 E8 FGR=[YR=2004] E22 N22 W22 S22$ N6 W8 S4$ N4 E8 N16 E22 N43$.

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	0	0	0	608.00	SF	5.20	5.20	100	2004	2004	3	83	2,624	

LAND DESCRIPTION

TOTAL OB/XF 2,624

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 11/20/2020 BY NWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS