LOT 11
IN OR 1437/45
NORTH HAMPTON #4 PB 6/384

**CARUSO ROMAN A & GINGER E**
96081 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**12-2N-27-1462-0011-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

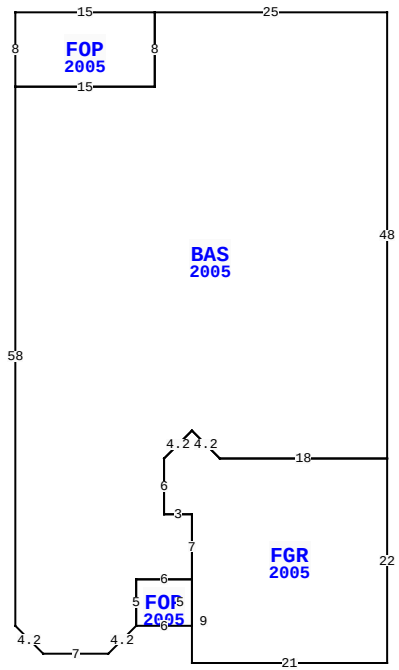
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,115 | 100 | 2005 | 2,115 | 275,684 |
| FGR | 489 | 55 | 2005 | 269 | 35,063 |
| FOP | 30 | 30 | 2005 | 9 | 1,173 |
| FOP | 120 | 30 | 2005 | 36 | 4,692 |
| TOTALS | 2,754 | | | 2,429 | 316,613 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,429 | 109.1132 | 144.03 | 349,849 | 2005 | 2005 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SNGL FAM – 0% - 0 Heated Area: 2115 HX Base Yr




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

96081 LONG BEACH DR, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 316,613 |
| TOTAL MARKET OB/XF VALUE | 5,605 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 407,218 |
| SOH/AGL Deduction | 53,752 |
| ASSESSED VALUE | 353,466 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 353,466 |
| TOTAL JUST VALUE | 407,218 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 392,175 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B14737 | NEW CONSTR | 240,000 | 01/17/2006 |
| E16109 | ELEC OTHER | 2,000 | 11/01/2005 |
| M10425 | MECH OTHER | 0 | 10/01/2005 |
| P10007 | OTHER | 0 | 09/01/2005 |
| R07329 | REPAIR/RRF | 5,000 | 03/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1437/0045 | 8/14/2006 | WD | Q | I | | 290,900 |
| GRANTOR: MORRISON HOMES INC | | | | | | |
| GRANTEE: CARUSO ROMAN A & GI | | | | | | |
| 1201/1770 | 1/15/2004 | WD | U | V | 19 | 2,970,000 |
| GRANTOR: NORTH HAMPTON LLC | | | | | | |
| GRANTEE: MORRISON HOMES INC | | | | | | |

## BUILDING NOTES

## 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 578.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 84 | 2,525 | |

## BUILDING DIMENSIONS

BAS=[YR=2005] W25 FOP=[YR=2005] W15 S8 E15 N8$ S8 W15 S58 D3 R3 E7 U3 R3 FOP=[YR=2005] E6 N5 W6 S5$ N5 E6 FGR=[YR=2005] S9 E21 N22 W18 U3 L3 D3 L3 S6 E3 S7$ N7 W3 N6 U3 R3 D3 R3 E18 N48$.

## LAND DESCRIPTION

TOTAL OB/XF 5,605

| 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