

LOT 14
IN OR 1491/1099
NORTH HAMPTON #4 PB 6/384

GUELDNER SANDRA & HOLLIS
96109 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0014-0000



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	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	2,056	100	2007	2,056	261,022
FGR	440	55	2007	242	30,724
FOP	48	30	2007	14	1,778
FOP	48	30	2007	14	1,778
FOP	176	30	2007	53	6,729
TOTALS	2,768			2,379	302,029

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,379	105.1099	138.75	330,086	2007	2007	0	0	8.50	91.50

1 SNGL FAM - 100% - 2008

Heated Area: 2056

HX Base Yr 2008

The floor plan diagram shows a large rectangular area with several smaller rectangular areas attached to its top and bottom edges. The main area is labeled 'BAS 2007'. The top-left corner has a small area labeled 'FOP 2007'. The bottom-left corner has a small area labeled 'FOP 2007'. The bottom-right corner has a larger area labeled 'FGR 2007'. Dimensions are provided for various segments: 22, 18, 8, 22, 48, 58, 20, 12, 18, 22, 8, 6, 12, 4, 8, 20, 4, 8,

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VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				302,029		
TOTAL MARKET OB/XF VALUE				9,283		
TOTAL LAND VALUE - MARKET				85,000		
TOTAL MARKET VALUE				396,312		
SOH/AGL Deduction				206,171		
ASSESSED VALUE				190,141		
TOTAL EXEMPTION VALUE				HX HB	50,722	
BASE TAXABLE VALUE				139,419		
TOTAL JUST VALUE				396,312		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				382,194		

EXTRA FEATURES							96109 LONG BEACH DR, FERNANDINA BEACH					INC DATE				AG DATE			
L N	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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150			
2	0811	CONCRETE B	0	100	0	0	702.00	SF	5.20	5.20	100	2007	2007	3	87	3,176			
3	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2007	2007	3	44	2,957			