LOT 15
IN OR 2146/1103
NORTH HAMPTON #4 PB 6/384

GAYDA KATHLEEN RUTH
96121 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

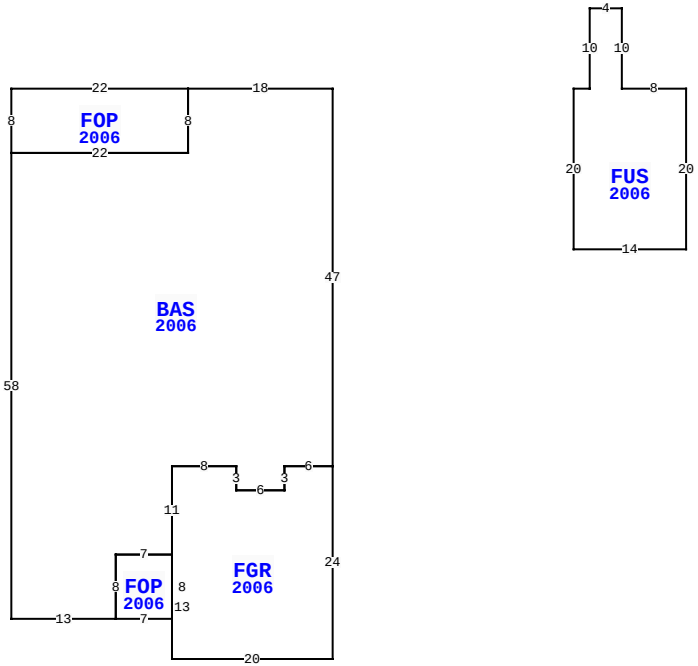
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,046	100	2006	2,046	267,624
FGR	462	55	2006	254	33,224
FOP	56	30	2006	17	2,224
FOP	176	30	2006	53	6,932
FUS	320	100	2006	320	41,857
TOTALS	3,060			2,690	351,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,690	108.8928	143.74	386,661	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 2366 HX Base Yr



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

96121 LONG BEACH DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	351,862
TOTAL MARKET OB/XF VALUE	9,281
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	446,143
SOH/AGL Deduction	63,964
ASSESSED VALUE	382,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	382,179
TOTAL JUST VALUE	446,143
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	429,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11455	MECH OTHER	0	05/01/2006
E17101	ELEC OTHER	2,000	04/01/2006
C14732	CO ISSUED	240,000	03/01/2006
B14732	NEW CONSTR	240,000	03/01/2006
P10870	OTHER	0	03/01/2005
R07324	REPAIR/RRF	5,000	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2146/1103	8/28/2017	SW	Q	I	02	269,000
GRANTOR: REGIONS BANK D/B/A RE						
GRANTEE: GAYDA KATHLEEN RUTH						
2043/0245	5/02/2016	CT	U	I	18	181,200
GRANTOR: CLERK OF COURT						
GRANTEE: REGIONS BANK DBA RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2006] S8 W22 N8 E22 $ S8 W22 S58 E13 FOP=[YR=2006] N8 E7 S8 W7 $ N8 E7 FGR=[YR=2006] N11 E8 S3 E6 N3 E6 S24 W20 N13 $ N11 E8 S3 E6 N3 E6 N47 $ PTR= E30 FUS=[YR=2006] E2 N10 E4 S10 E8 S20 W14 N20 $ W30 $.

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	2006	2006	3	89	3,115	
2	0855	CONC PAVER	0	0	0	0	717.00	SF	10.00	10.00	100	2006	2006	3	86	6,166	

LAND DESCRIPTION

TOTAL OB/XF 9,281

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