LOT 16
IN OR 1619/361
NORTH HAMPTON #4 PB 6/384

KNAPP RICHARD A SR & CAROLINE J
96131 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0016-0000

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		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

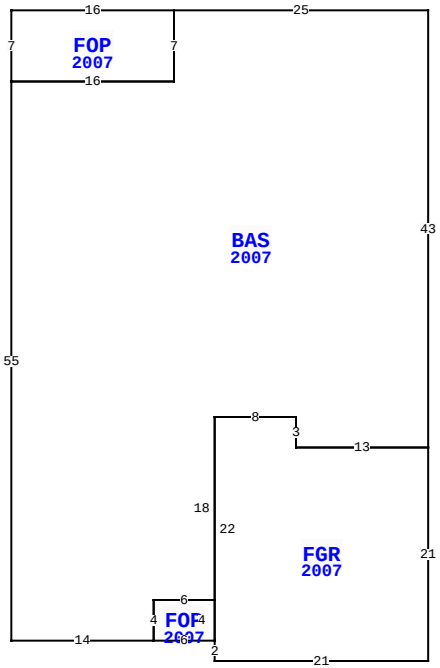
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,983	100	2007	1,983	256,871
FGR	465	55	2007	256	33,161
FOP	24	30	2007	7	907
FOP	112	30	2007	34	4,404
TOTALS	2,584			2,280	295,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,280	107.2512	141.57	322,780	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2010 Heated Area: 1983 HX Base Yr 2010



96131 LONG BEACH DR, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	09/28/2007	RK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,344
TOTAL MARKET OB/XF VALUE		6,226
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		386,570
SOH/AGL Deduction		180,644
ASSESSED VALUE		205,926
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,204
TOTAL JUST VALUE		386,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18820	ELEC OTHER	2,000	02/01/2007
M12705	TANKS/BLRS	0	02/01/2007
P12045	OTHER	0	01/01/2007
C18685	CO ISSUED	0	10/01/2006
B18685	NEW CONSTR	280,000	10/01/2006
R09809	REPAIR/RRF	5,000	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1619/0361	5/04/2009	WD	Q	I	01	190,400
GRANTOR: RAY MICHAEL L & MARIA						
GRANTEE: KNAPP RICHARD A SR						
1511/0419	7/09/2007	WD	Q	I		252,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: RAY MICHAEL L & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W25 FOP=[YR=2007] W16 S7 E16 N7 $ S7 W16 S55 E14 FOP=[YR=2007] E6 FGR=[YR=2007] S2 E21 N21 W13 N3 W8 S22 $ N4 W6 S4 $ N4 E6 N18 E8 S3 E13 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	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	680.00	SF	5.20	5.20	100	2007	2007	3	87	3,076	

LAND DESCRIPTION

TOTAL OB/XF 6,226

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	100		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