LOT 17
IN OR 2046/1074
NORTH HAMPTON #4 PB 6/384

MORRISON THOMAS E JR & LISA M
1417 SADLER RD PMB #376
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

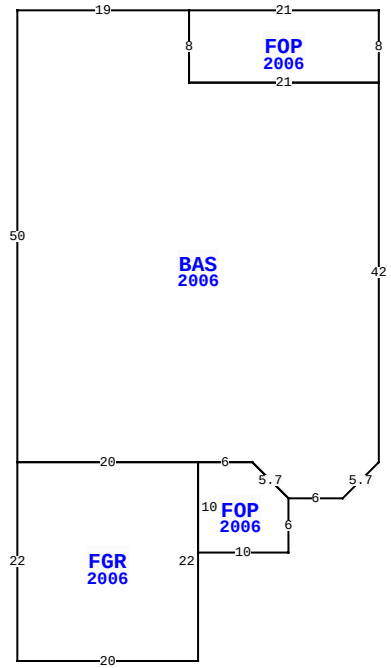
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,872	100	2006	1,872	241,167
FGR	440	55	2006	242	31,177
FOP	92	30	2006	28	3,607
FOP	168	30	2006	50	6,442
TOTALS	2,572			2,192	282,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,192	107.2512	141.57	310,321	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 1872 HX Base Yr



96141 LONG BEACH DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	282,392
TOTAL MARKET OB/XF VALUE	6,836
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	374,228
SOH/AGL Deduction	55,781
ASSESSED VALUE	318,447
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,447
TOTAL JUST VALUE	374,228
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11518	MECH OTHER	0	05/01/2006
E17103	ELEC OTHER	2,000	04/01/2006
P10958	OTHER	0	04/01/2006
C14840	CO ISSUED	220,000	03/01/2006
B14840	NEW CONSTR	220,000	03/01/2006
R07376	REPAIR/RRF	5,000	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2046/1074	5/17/2016	WD	Q	I	01	230,000
GRANTOR: MADDEN GLATHA D						
GRANTEE: MORRISON THOMAS E J						
1443/1802	9/12/2006	WD	Q	I		255,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: MADDEN GLATHA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 FOP=[YR=2006] N8 E21 S8 W21 $ N8 W19 S50
FGR=[YR=2006] E20 S22 W20 N22 $ E20 FOP=[YR=2006] S10E10N6
U4 L4 W6 $ E6 D4 R4 E6 U4 R4 N42 $.

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	832.00	SF	5.20	5.20	100	2006	2006	3	86	3,721	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 6,836

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