



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,141	100	2006	2,141	269,490
FGR	493	55	2006	271	34,111
FOP	30	30	2006	9	1,133
FOP	120	30	2006	36	4,532
USP	75	30	2012	22	2,769
TOTALS	2,859			2,479	312,034

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	745.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,479	104.7888	138.32	342,895	2006	2006	0	0	0	9.00	91.00	
1 SNGL FAM - 100% - 2012 Heated Area: 2141 HX Base Yr 2012													
96197 LONG BEACH DR, FERNANDINA BEACH													
BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE													

TOTAL OB/XF													
3,332													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		312,034	
TOTAL MARKET OB/XF VALUE		3,332	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		400,366	
SOH/AGL Deduction		186,973	
ASSESSED VALUE		213,393	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		162,671	
TOTAL JUST VALUE		400,366	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		385,492	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11453	MECH OTHER	0	05/01/2006
E17106	ELEC OTHER	2,000	04/01/2006
P10869	OTHER	0	03/01/2006
C16670	CO ISSUED	230,000	11/01/2005
R08618	REPAIR/RRF	5,000	11/01/2005
B16670	NEW CONSTR	230,000	11/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2461/1412	5/12/2021	LE U	I	I	11
GRANTOR: PARNELL MICHAEL R & W					
GRANTEE: PARNELL MICHAEL T					
1728/0152	2/07/2011	WD U	I	I	11
GRANTOR: US BANK NATIONAL ASSO					
GRANTEE: PARNELL MICHAEL R &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
USP=[YR=2012] N5 W15 S5 E15 \$ FOP=[YR=2006] W15 BAS=[YR=2006] W26 S48 FGR=[YR=2006] S21 E22 N4 FOP=[YR=2006] N5 E6 S5 W6\$ N12 E3 N6 U3 L3 L4 D4 W18\$ E18 U4 R4 D3 R3 S6W3 S7 E6 S5 D3 R3 E7 U3 R3 N57 W15 N8\$ S8E15 N8\$.									