LOT 24
IN OR 1403/1161
NORTH HAMPTON #4 PB 6/384

NAVE DENINE M
96207 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

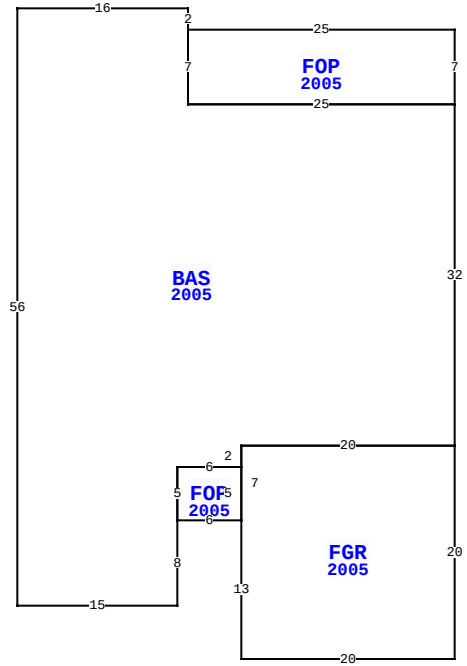
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,693	100	2005	1,693	216,342
FGR	400	55	2005	220	28,113
FOP	30	30	2005	9	1,150
FOP	175	30	2005	52	6,645
TOTALS	2,298			1,974	252,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,974	106.9719	141.20	278,729	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2006 Heated Area: 1693 HX Base Yr 2006



96207 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		252,250
TOTAL MARKET OB/XF VALUE		3,030
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		340,280
SOH/AGL Deduction		156,760
ASSESSED VALUE		183,520
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,798
TOTAL JUST VALUE		340,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15702	ELEC OTHER	2,000	09/01/2005
M10248	MECH OTHER	0	09/01/2005
P09740	OTHER	0	07/01/2005
R0507754	REPAIR/RRF	5,000	06/01/2005
B0515393	NEW CONSTR	200,000	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1403/1161	4/12/2006	WD	U	I	07	100
GRANTOR: MORRISON HOMES INC						
GRANTEE: NAVE DENINE M						
1388/1483	2/13/2006	WD	U	I	21	237,800
GRANTOR: MORRISON HOMES INC						
GRANTEE: NAVE DENINE M						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W25 BAS=[YR=2005] N2 W16 S56 E15 N8
FOP=[YR=2005] E6 FGR=[YR=2005] S13 E20 N20 W20 S7$ N5 W6 S5$
N5E6 N2 E20 N32 W25 N7$ S7 E25 N7$.

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	0810	CONCRETE A	0	100	0	0	555.00	SF	6.50	6.50	100	2005	2005	3	84	3,030	

LAND DESCRIPTION

TOTAL OB/XF 3,030

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