LOT 25
NORTH HAMPTON #4 PB 6/384

**ALEXANDER DONNA**
96215 LONG BEACH DR
FERNANDINA BEACH, FL 32034

**2025**

**12-2N-27-1462-0025-0000**

## BUILDING CHARACTERISTICS

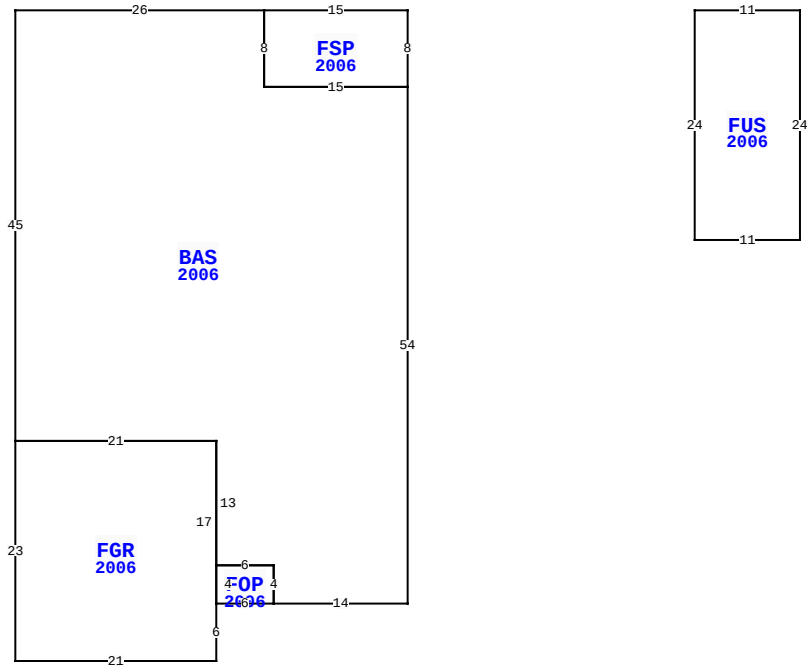
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 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 | 2,041 | 100 | 2006 | 2,041 | 252,650 |
| FGR | 483 | 55 | 2006 | 266 | 32,927 |
| FOP | 24 | 30 | 2006 | 7 | 866 |
| FSP | 120 | 40 | 2006 | 48 | 5,941 |
| FUS | 264 | 100 | 2006 | 264 | 32,680 |
| TOTALS | 2,932 | | | 2,626 | 325,066 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,626 | 103.0560 | 136.03 | 357,215 | 2006 | 2006 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SNGL FAM – 100% - 2021 Heated Area: 2305 HX Base Yr 2021




96215 LONG BEACH DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 325,066 |
| TOTAL MARKET OB/XF VALUE | | 6,728 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 416,794 |
| SOH/AGL Deduction | | 157,427 |
| ASSESSED VALUE | | 259,367 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 208,645 |
| TOTAL JUST VALUE | | 416,794 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 401,332 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M11454 | MECH OTHER | 0 | 05/01/2006 |
| E17107 | ELEC OTHER | 2,000 | 04/01/2006 |
| P10868 | OTHER | 0 | 03/01/2006 |
| E16685 | ELEC OTHER | 0 | 02/01/2006 |
| C16765 | CO ISSUED | 230,000 | 12/01/2005 |
| R08667 | REPAIR/RRF | 5,000 | 12/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2402/1674 | 10/22/2020 | WD | Q | I | 01 | 230,000 |
| GRANTOR: GRIMM JASON A | | | | | | |
| GRANTEE: ALEXANDER DONNA | | | | | | |
| 2154/0388 | 10/27/2017 | WD | Q | I | 01 | 250,000 |
| GRANTOR: SARZYNSKI ROSS M | | | | | | |
| GRANTEE: GRIMM JASON A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2006] W15 BAS=[YR=2006] W26 S45 FGR=[YR=2006] S23 E21 N6 FOP=[YR=2006] E6 N4 W6 S4 $ N17 W21 $ E21 S13 E6 S4 E14 N54 W15 N8 $ S8 E15 N8 $ PTR=E30 FUS=[YR=2006] E11 S24 W11 N24 $ 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2006 | 2006 | 3 | 89 | 3,115 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 808.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 86 | 3,613 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,728

| 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