LOT 34
NORTH HAMPTON #4 PB 6/384

BISHOP CHRISTOPHER A & AMY K
96190 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

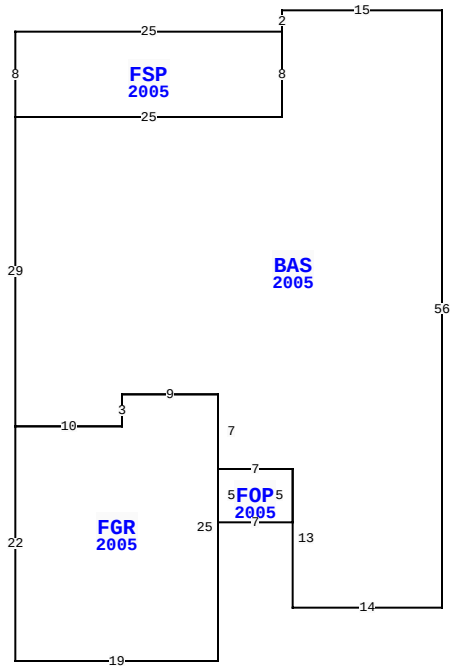
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,549	100	2005	1,549	217,051
FGR	445	55	2005	245	34,330
FOP	35	30	2005	10	1,402
FSP	200	40	2005	80	11,210
TOTALS	2,229			1,884	263,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,884	114.1406	150.67	283,862	2005	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2021 Heated Area: 1549 HX Base Yr 2021



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

96190 LONG BEACH DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,992
TOTAL MARKET OB/XF VALUE		3,206
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		352,198
SOH/AGL Deduction		125,255
ASSESSED VALUE		226,943
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		176,221
TOTAL JUST VALUE		352,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003527	REMODEL	7,500	03/11/2022
21006632	ADDITION	33,500	05/21/2021
E15704	ELEC OTHER	2,000	09/01/2005
M10347	MECH OTHER	0	09/01/2005
P09838	OTHER	0	08/01/2005
R08033	REPAIR/RRF	5,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2385/0750	8/17/2020	WD	Q	I	01	275,000
GRANTOR: LAMB JOANNE M						
GRANTEE: BISHOP CHRISTOPHER						
2182/1172	3/05/2018	WD	Q	I	01	244,000
GRANTOR: KART ALLAN I & DIANNE						
GRANTEE: LAMB JOHN P & JOANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 S2 FSP=[YR=2005] W25 S8 E25 N8 $ S8 W25 S29 FGR=[YR=2005] S22 E19 N25 W9 S3 W10 $ E10 N3 E9 S7 FOP=[YR=2005] S5 E7 N5 W7 $ E7 S13 E14 N56 $.

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	100	0	0	734.00	SF	5.20	5.20	100	2005	2005	3	84	3,206	

LAND DESCRIPTION

TOTAL OB/XF 3,206

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 06/07/2022 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS