LOT 59
IN OR 1966/381
NORTH HAMPTON #4 PB 6/384

CAVEY DONALD R
96154 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0059-0000

BUILDING CHARACTERISTICS

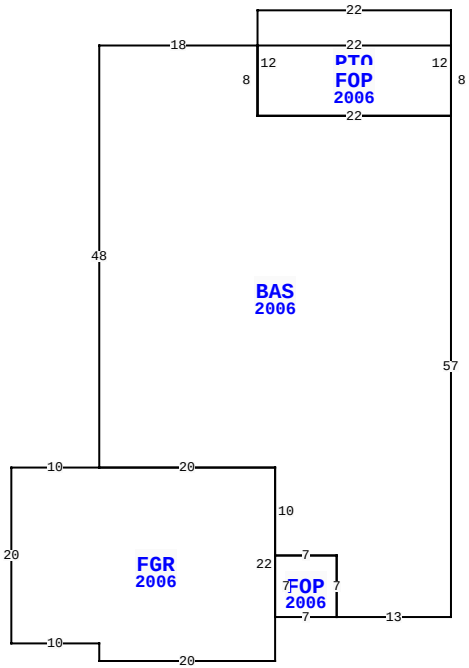
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,035	100	2006	2,035	260,388
FGR	640	55	2006	352	45,040
FOP	49	30	2006	15	1,919
FOP	176	30	2006	53	6,781
PTO	264	5	2007	13	1,663
TOTALS	3,164			2,468	315,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,468	106.5216	140.61	347,025	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2018 Heated Area: 2035 HX Base Yr 2018



96154 LONG BEACH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		315,793
TOTAL MARKET OB/XF VALUE		11,052
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		411,845
SOH/AGL Deduction		149,022
ASSESSED VALUE		262,823
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		212,101
TOTAL JUST VALUE		411,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19796	ADDITION	7,500	04/01/2007
P11100	OTHER	0	05/01/2006
C17098	CO ISSUED	230,000	02/01/2006
R08897	REPAIR/RRF	5,000	02/01/2006
B17098	NEW CONSTR	230,000	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1966/0381	2/25/2015	WD	Q	I	01	269,900
GRANTOR: HILLS ROBERT A JR & M						
GRANTEE: CAVEY DONALD R						
1444/1133	9/14/2006	WD	Q	I		318,700
GRANTOR: MORRISON HOMES INC						
GRANTEE: HILLS ROBERT A JR &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2007] N12 W22 S12 E22$ BAS=[YR=2006] W22 FOP=[YR=2006] N8 E22 S8 W22 $ N8 W18 S48 FGR=[YR=2006] W10 S20 E10 S2 E20 N22 W20 $ E20 S10 FOP=[YR=2006] E7 S7 W7 N7 $ E7 S7 E13 N57 $.

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	0812	CONCRETE C	0	100	0	0	1,443.00	SF	4.00	4.00	100	2006	2006	3	86	4,964	
3	0462	ST/AL FNC	0	100	0	0	488.00	SF	10.00	10.00	100	2006	2006	3	40	1,952	
4	0910	SCRN RM L	0	100	12	21	252.00	SF	15.00	15.00	100	2007	2007	3	27	1,021	

LAND DESCRIPTION

TOTAL OB/XF 11,052

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