LOT 61
IN OR 1746/1936
NORTH HAMPTON #4 PB 6/384

HAWKINS KENNETH R & JANET L
96080 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0061-0000

BUILDING CHARACTERISTICS

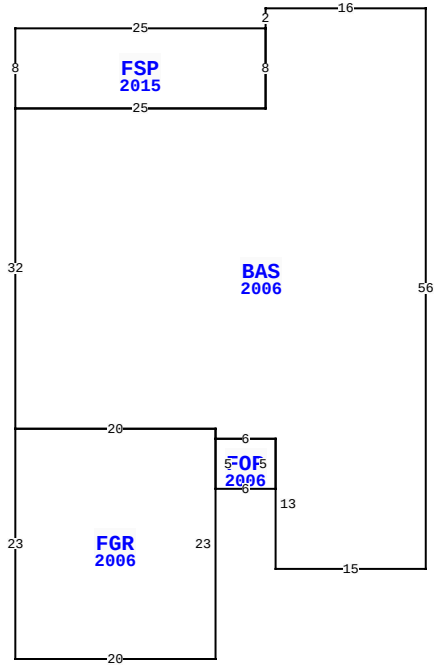
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,688	100	2006	1,688	216,895
FGR	460	55	2006	253	32,509
FOP	30	30	2006	9	1,157
FSP	200	40	2015	80	10,279
TOTALS	2,378			2,030	260,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,030	106.9719	141.20	286,636	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2013 Heated Area: 1688 HX Base Yr



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

96080 LONG BEACH DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,839
TOTAL MARKET OB/XF VALUE		8,132
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		396,471
SOH/AGL Deduction		199,785
ASSESSED VALUE		196,686
TOTAL EXEMPTION VALUE	13	196,686
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		396,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611603	H/AC	0	06/01/2006
E0617522	ELEC OTHER	2,000	06/01/2006
P11102	OTHER	0	05/01/2006
C0514424	CO ISSUED	200,000	02/01/2006
B0514424	NEW CONSTR	200,000	02/01/2006
R0507126	REPAIR/RRF	6,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1746/1936	7/08/2011	WD	Q	I	02	188,000
GRANTOR: HECKARD PAUL D & NANC						
GRANTEE: HAWKINS KENNETH R &						
1448/1870	10/03/2006	WD	Q	I		285,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: HECKARD PAUL D & NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 S2 FSP=[YR=2015] W25 S8 E25 N8 $ S8 W25 S32 FGR=[YR=2006] S23 E20 N23 W20 $ E20 S1 FOP=[YR=2006] S5 E6 N5 W6 $ E6 S13 E15 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	0812	CONCRETE C	0	100	0	0	1,026.00	SF	4.00	4.00	100	2006	2006	3	86	3,529	
2	0462	ST/AL FNC	0	100	0	0	288.00	SF	10.00	10.00	100	2012	2012	3	64	1,843	
3	0855	CONC PAVER	0	100	25	12	300.00	SF	10.00	10.00	100	2012	2012	3	92	2,760	

LAND DESCRIPTION

TOTAL OB/XF 8,132

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS