LOT 62
IN OR 1851/897
NORTH HAMPTON #4 PB 6/384

CARTER MARILYN F
96068 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0062-0000

BUILDING CHARACTERISTICS

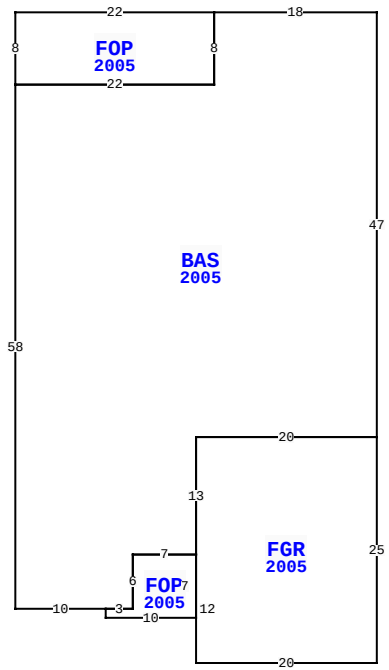
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,042	100	2005	2,042	260,456
FGR	500	55	2005	275	35,076
FOP	52	30	2005	16	2,040
FOP	176	30	2005	53	6,760
TOTALS	2,770			2,386	304,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,386	103.8996	137.15	327,240	2005	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2014 Heated Area: 2042 HX Base Yr 2014



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

96068 LONG BEACH DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,333
TOTAL MARKET OB/XF VALUE		6,037
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		437,870
SOH/AGL Deduction		194,171
ASSESSED VALUE		243,699
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		187,977
TOTAL JUST VALUE		437,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008289	REPAIR/RRF	0	09/30/2020
E15626	ELEC OTHER	2,000	08/01/2005
M10090	MECH OTHER	0	08/01/2005
P0509606	OTHER	0	06/01/2005
B0414282	NEW CONSTR	200,000	12/01/2004
R047038	REPAIR/RRF	6,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1851/0897	4/16/2013	WD	Q	I	01	199,600
GRANTOR: FLEGAL GEORGE J						
GRANTEE: CARTER JAMES W & MA						
1388/1525	2/13/2006	WD	U	I	21	266,600
GRANTOR: MORRISON HOMES INC						
GRANTEE: FLEGAL GEORGE J & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18FOP=[YR=2005] W22S8E22N8$
S8W22S58E10FOP=[YR=2005] S1E10N7W7S6 W3$E3N6E7FGR=[YR=2005]
S12E20N25W20 S13$N13E20N47$.

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	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	677.00	SF	5.20	5.20	100	2005	2005	3	84	2,957	

LAND DESCRIPTION

TOTAL OB/XF 6,037

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 11/20/2020 BY NWX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS