LOT 63
IN OR 1351/522
NORTH HAMPTON #4 PB 6/384

POLLOCK NANCY J
P O BOX 145
YULEE, FL 32041

2025

12-2N-27-1462-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

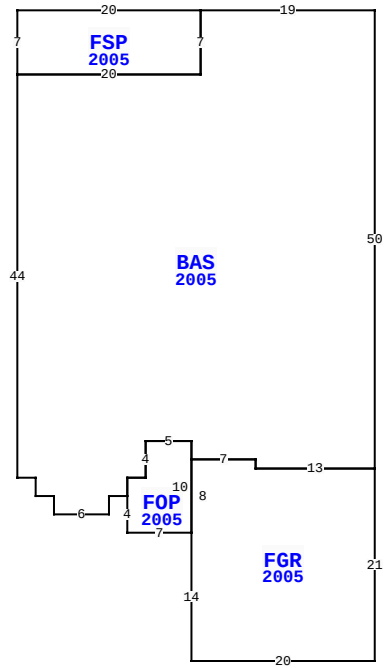
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,834	100	2005	1,834	232,318
FGR	427	55	2005	235	29,768
FOP	62	30	2005	19	2,406
FSP	140	40	2005	56	7,093
TOTALS	2,463			2,144	271,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,144	106.0409	139.97	300,096	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2006 Heated Area: 1834 HX Base Yr 2006



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

96058 LONG BEACH DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		271,587
TOTAL MARKET OB/XF VALUE		6,072
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		405,159
SOH/AGL Deduction		210,030
ASSESSED VALUE		195,129
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		144,407
TOTAL JUST VALUE		405,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09444	MECH OTHER	0	03/01/2005
P09016	OTHER	0	02/01/2005
E14250	ELEC OTHER	2,000	02/01/2005
B0414281	NEW CONSTR	180,000	12/01/2004
R047037	REPAIR/RRF	5,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/0522	9/20/2005	WD	Q	I		255,800
GRANTOR: MORRISON HOMES INC						
GRANTEE: POLLOCK NANCY J						
1201/1770	1/15/2004	WD	U	V	19	2,970,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 FSP=[YR=2005] W20 S7 E20 N7$ S7 W20 S44 E2 S2 E2 S2 E6 N2 E2 FOP=[YR=2005] S4 E7 FGR=[YR=2005] S14 E20 N21 W13 N1 W7 S8$ N10 W5 S4 W2 S2$ N2 E2 N4 E5 S2 E7 S1 E13 N50$.

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	0810	CONCRETE A	0	100	0	0	548.00	SF	6.50	6.50	100	2005	2005	3	84	2,992	

LAND DESCRIPTION

TOTAL OB/XF 6,072

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