LOT 65
IN OR 1388/1503
NORTH HAMPTON #4 PB 6/384

JASNIECKI DANIEL B & KATHERINE L
96040 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1462-0065-0000

BUILDING CHARACTERISTICS

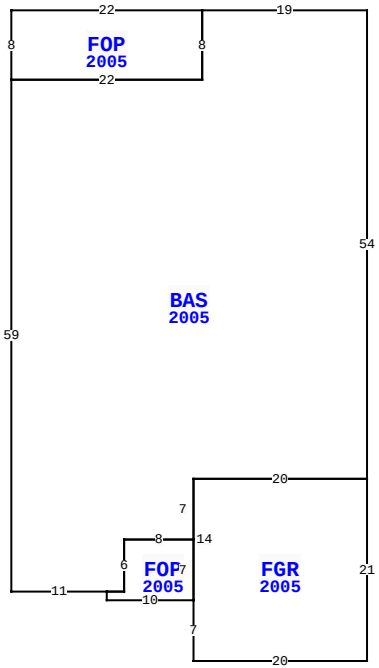
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,263	100	2005	2,263	282,790
FGR	420	55	2005	231	28,866
FOP	58	30	2005	17	2,124
FOP	176	30	2005	53	6,623
TOTALS	2,917			2,564	320,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,564	104.6064	138.08	354,037	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2006 Heated Area: 2263 HX Base Yr 2006



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

96040 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		320,403
TOTAL MARKET OB/XF VALUE		6,028
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		453,931
SOH/AGL Deduction		232,336
ASSESSED VALUE		221,595
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,873
TOTAL JUST VALUE		453,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1623373	H/AC	0	08/01/2016
M10093	MECH OTHER	0	08/01/2005
E15278	ELEC OTHER	2,000	07/01/2005
P0509607	OTHER	0	06/01/2005
R07515	REPAIR/RRF	5,000	04/01/2005
B15065	NEW CONSTR	240,000	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1388/1503	2/13/2006	WD	U	I	21	315,700
GRANTOR: MORRISON HOMES INC						
GRANTEE: JASNIECKI DANIEL B						
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 FOP=[YR=2005] W22 S8 E22 N8$ S8 W22 S59 E11 FOP=[YR=2005] S1 E10 FGR=[YR=2005] S7 E20 N21 W20 S14 $ N7 W8 S6 W2$ E2 N6 E8 N7 E20 N54$.

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	540.00	SF	6.50	6.50	100	2005	2005	3	84	2,948	

LAND DESCRIPTION

TOTAL OB/XF 6,028

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