LOT 66
IN OR 2236/783
NORTH HAMPTON #4 PB 6/384

GOYETTE HELENE M
96002 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**12-2N-27-1462-0066-0000**

## 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 | 06 | Quality Level 06 |

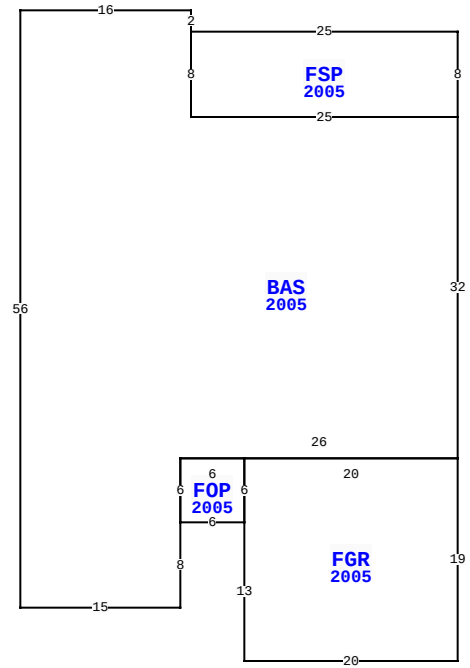
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,682 | 100 | 2005 | 1,682 | 260,191 |
| FGR | 380 | 55 | 2005 | 209 | 32,330 |
| FOP | 36 | 30 | 2005 | 11 | 1,701 |
| FSP | 200 | 40 | 2005 | 80 | 12,375 |
| TOTALS | 2,298 | | | 1,982 | 306,599 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,982 | 129.4923 | 170.93 | 338,783 | 2005 | 2005 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SNGL FAM – 100% - 2018 Heated Area: 1682 HX Base Yr 2018




96002 LONG BEACH DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 05/06/2022 NW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 306,599 |
| TOTAL MARKET OB/XF VALUE | | 5,974 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 397,573 |
| SOH/AGL Deduction | | 177,123 |
| ASSESSED VALUE | | 220,450 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 164,728 |
| TOTAL JUST VALUE | | 397,573 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 383,030 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M10177 | MECH OTHER | 0 | 08/01/2005 |
| P0509610 | OTHER | 0 | 06/01/2005 |
| B13504 | NEW CONSTR | 180,000 | 04/01/2005 |
| E14168 | ELEC OTHER | 2,000 | 02/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2236/0783 | 11/05/2018 | TD | U | I | 11 | 100 |
| GRANTOR: GOYETTE LIVING TRUST | | | | | | |
| GRANTEE: GOYETTE HELENE M | | | | | | |
| 1582/0742 | 8/26/2008 | WD | Q | I | 01 | 100 |
| GRANTOR: CARTER HELENE TRUSTEE | | | | | | |
| GRANTEE: GOYETTE ARTHUR R & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2005] W25 BAS=[YR=2005] N2 W16 S56 E15 N8
FOP=[YR=2005] E6 FGR=[YR=2005] S13 E20 N19 W20 S6$ N6 W6 S6$
N6 E26 N32 W25 N8$ S8 E25 N8$.

## 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 | 530.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 84 | 2,894 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,974

| 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