LOT 4
NORTH HAMPTON #4 PB 6/384

LONG BEACH FAMILY TRUST/WILLIAMS HUGH TRUSTEE
1415 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1462-0004-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

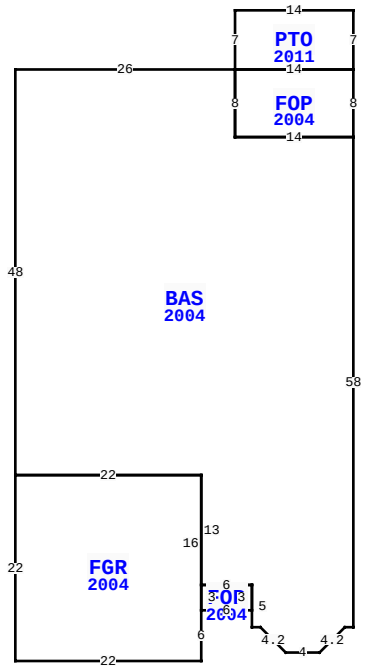
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,123	100	2004	2,123	269,983
FGR	484	55	2004	266	33,827
FOP	18	30	2004	5	635
FOP	112	30	2004	34	4,324
PTO	98	5	2011	5	635
TOTALS	2,835			2,433	309,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,433	102.2238	142.09	345,705	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 0% - 0 Heated Area: 2123 HX Base Yr



BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

96015 LONG BEACH DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	309,406
TOTAL MARKET OB/XF VALUE	3,010
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	387,416
SOH/AGL Deduction	0
ASSESSED VALUE	387,416
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	387,416
TOTAL JUST VALUE	387,416
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	402,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/0588	12/15/2021	WD	U	I	37	180,900
GRANTOR: HARGARTEN FRANCIS C						
GRANTEE: LONG BEACH FAMILY T						
1651/1742	10/23/2009	QC	U	I	11	100
GRANTOR: HARGARTEN FRANCIS C I						
GRANTEE: HARGARTEN FRANCIS C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2011] N7 W14 S7 E14 $ FOP=[YR=2004] W14
BAS=[YR=2004] W26 S48 FGR=[YR=2004] S22 E22 N6 FOP=[YR=2004]
E6 N3 W6 S3$ N16 W22$ E22 S13 E6 S5 E1 D3 R3 E4 U3 R3 E1
N58 W14 N8$ S8 E14 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS