LOT 5
NORTH HAMPTON #4 PB 6/384

SHORTKROFF SONYA
96023 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1462-0005-0000

BUILDING CHARACTERISTICS

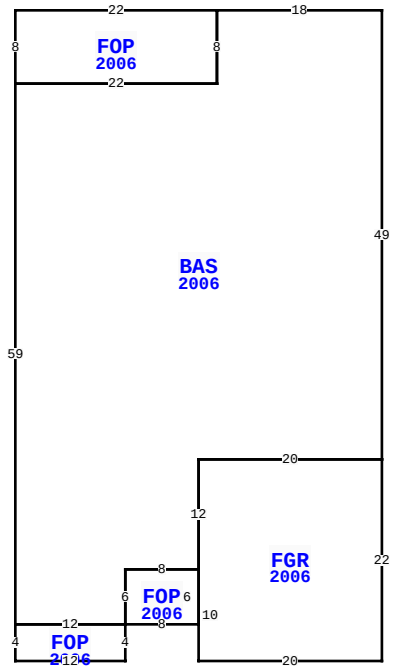
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,096	100	2006	2,096	253,480
FGR	440	55	2006	242	29,266
FOP	48	30	2006	14	1,693
FOP	48	30	2006	14	1,693
FOP	176	30	2006	53	6,409
TOTALS	2,808			2,419	292,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,419	96.1380	133.63	323,251	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2020 Heated Area: 2096 HX Base Yr 2020



96023 LONG BEACH DR, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE		
XF DATE	06/28/2007	RK	LAND DATE	05/04/2026	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,542
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		370,622
SOH/AGL Deduction		111,197
ASSESSED VALUE		259,425
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		208,014
TOTAL JUST VALUE		370,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18195	ELEC OTHER	2,000	10/01/2006
M12101	MECH OTHER	0	10/01/2006
P11525	OTHER	0	09/01/2006
C14135	CO ISSUED	0	12/01/2004
B0414135	NEW CONSTR	182,037	12/01/2004
R046917	REPAIR/RRF	6,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2271/1559	4/29/2019	WD	Q	I	02	315,000
GRANTOR: TOMLINSON DEBORAH						
GRANTEE: SHORTKROFF SONYA						
2219/0892	8/22/2018	SW	Q	I	02	257,600
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: TOMLINSON DEBORAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2006] W22 S8 E22 N8 $ S8 W22 S59 FOP=[YR=2006] S4 E12 N4 W12 $ E12 FOP=[YR=2006] E8 N6 W8 S6 $ N6 E8 FGR=[YR=2006] S10 E20 N22 W20 S12 $ N12 E20 N49$.

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	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	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