

LOT 8
IN OR 2204/1063
NORTH HAMPTON #4 PB 6/384

AVENT ANDREW W & HEATHER W
96051 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1462-0008-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,721	100	2005	1,721	211,874
FGR	525	55	2005	289	35,579
FOP	27	30	2005	8	985
FOP	100	30	2005	30	3,694
FUS	732	100	2005	732	90,117
TOTALS	3,105			2,780	342,248

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,780	98.4096	136.79	380,276	2005	2005	0	0
1 SNGL FAM 100% - 2019 Heated Area: 2453 HX Base Yr 2019									
96051 LONG BEACH DR, FERNANDINA BEACH									
BLD DATE 03/29/2023 NW LGL DATE 05/04/2026 MLU									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					342,248				
TOTAL MARKET OB/XF VALUE					1,740				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					418,988				
SOH/AGL Deduction					159,226				
ASSESSED VALUE					259,762				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					208,351				
TOTAL JUST VALUE					418,988				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					434,624				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13254	NEW CONSTR	0	01/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2204/1063	6/15/2018	WD	Q	I	02	300,000	
GRANTOR: KING JAMES M JR & KIM							
GRANTEE: AVENT ANDREW W & HE							
2055/0423	6/24/2016	WD	Q	I	01	279,900	
GRANTOR: HOLLINGSWORTH WILLIS							
GRANTEE: KING JAMES M JR & K							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W30 FOP=[YR=2005] W10 S10 E10 N10\$ S10 W10 S46 E12 FOP=[YR=2005] S1 E7 N5 W5 S4 W2\$ E2 N4 E5 FGR=[YR=2005] S10 E21 N26 W14 S3 W7 S13\$ N13 E7 N3 E14 N36\$ PTR=E5 S7 FUS=[YR=2005] S32 E11 N1 E10 N38 W10 S7 W11\$ N7 W5\$.									

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