LOT 10
NORTH HAMPTON #4 PB 6/384

SPEERIN GEORGE & SHENANDOAH REVOCABLE TRUST/SPEERI
96071 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1462-0010-0000

BUILDING CHARACTERISTICS

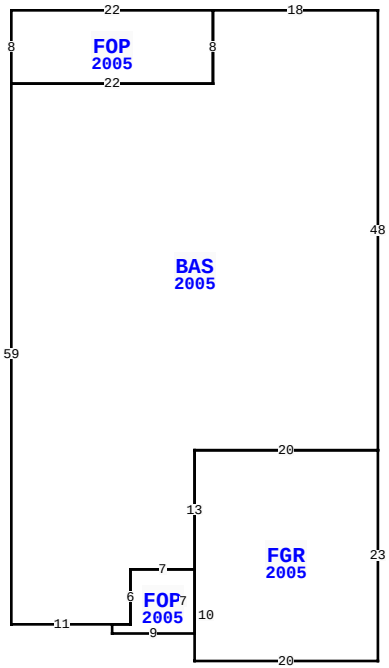
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,082	100	2005	2,082	250,396
FGR	460	55	2005	253	30,427
FOP	51	30	2005	15	1,804
FOP	176	30	2005	53	6,374
TOTALS	2,769			2,403	289,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,403	96.1380	133.63	321,113	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2016 Heated Area: 2082 HX Base Yr 2016



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

96071 LONG BEACH DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,002
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		364,002
SOH/AGL Deduction		122,879
ASSESSED VALUE		241,123
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		189,712
TOTAL JUST VALUE		364,002
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005771	ROOF	17,297	07/22/2020
M10085	MECH OTHER	0	08/01/2005
E15368	ELEC OTHER	2,000	07/01/2005
P0509559	OTHER	0	06/01/2005
R07326	REPAIR/RRF	5,000	03/01/2005
B14734	NEW CONSTR	240,000	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2822/801	10/14/2025	WD	U	I	11	100
GRANTOR: SPEERIN GEORGE & SHEN						
GRANTEE: SPEERIN GEORGE & SH						
2736/1177	9/05/2024	LE	U	I	11	100
GRANTOR: SPEERIN GEORGE & SHEN						
GRANTEE: SPERRIN KILLIAN JEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FOP=[YR=2005] W22 S8 E22 N8$ S8 W22 S59 E11 FOP=[YR=2005] S1 E9 N7 W7S6 W2$ E2 N6 E7 FGR=[YR=2005] S10 E20 N23 W20 S13$ N13 E20 N48$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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