

LOT 11
IN OR 1437/45
NORTH HAMPTON #4 PB 6/384

CARUSO ROMAN A & GINGER E
96081 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1462-0011-0000



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,115	100	2005	2,115	273,495
FGR	489	55	2005	269	34,785
FOP	30	30	2005	9	1,164
FOP	120	30	2005	36	4,655
TOTALS	2,754			2,429	314,099

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,429	103.3704	143.68	348,999	2005	2005	0	0	0	10.00	90.00	
1 SNGL FAM 0% - 0 Heated Area: 2115 HX Base Yr													
96081 LONG BEACH DR, FERNANDINA BEACH													
BLD DATE 03/29/2023 NW LGL DATE 05/04/2026 MLU													
XF DATE INC DATE													
AG DATE													

TOTAL OB/XF													
3,045													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		314,099	
TOTAL MARKET OB/XF VALUE		3,045	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		392,144	
SOH/AGL Deduction		3,331	
ASSESSED VALUE		388,813	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		388,813	
TOTAL JUST VALUE		392,144	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		407,218	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14737	NEW CONSTR	240,000	01/17/2006
E16109	ELEC OTHER	2,000	11/01/2005
M10425	MECH OTHER	0	10/01/2005
P10007	OTHER	0	09/01/2005
R07329	REPAIR/RRF	5,000	03/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1437/0045	8/14/2006	WD	Q	I		290,900	
GRANTOR: MORRISON HOMES INC							
GRANTEE: CARUSO ROMAN A & GI							
1201/1770	1/15/2004	WD	U	V	19	2,970,000	
GRANTOR: NORTH HAMPTON LLC							
GRANTEE: MORRISON HOMES INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W25 FOP=[YR=2005] W15 S8 E15 N8\$ S8 W15 S58 D3 R3 E7 U3 R3 FOP=[YR=2005] E6 N5 W6 S5\$ N5 E6 FGR=[YR=2005] S9 E21 N22 W18 U3 L3 D3 L3 S6 E3 S7\$ N7 W3 N6 U3 R3 D3 R3 E18 N48\$.									