LOT 13
IN OR 1834/604
NORTH HAMPTON #4 PB 6/384

JACKSON FRANK
96099 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1462-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

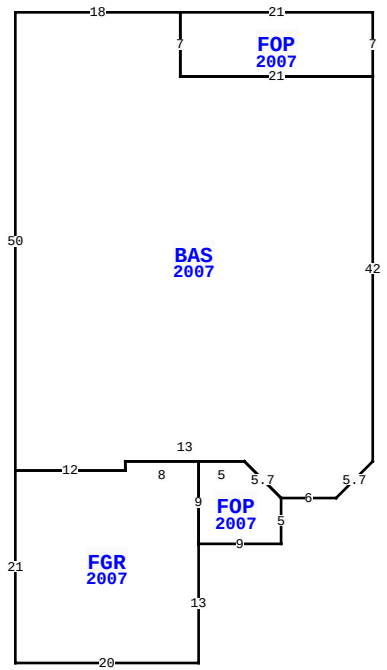
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	2007	1,816	237,853
FGR	428	55	2007	235	30,780
FOP	73	30	2007	22	2,881
FOP	147	30	2007	44	5,763
TOTALS	2,464			2,117	277,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,117	103.5468	143.93	304,700	2007	2007	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2014 Heated Area: 1816 HX Base Yr 2014



96099 LONG BEACH DR, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE		
XF DATE	06/27/2007	RK	LAND DATE	05/04/2026	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		277,277
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		355,392
SOH/AGL Deduction		120,270
ASSESSED VALUE		235,122
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		178,711
TOTAL JUST VALUE		355,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009364	4 WINDOWS	0	10/29/2020
19007842	REMODEL	2,823	07/24/2019
19007751	REMODEL	8,063	07/22/2019
M12316	MECH OTHER	0	12/01/2006
E18394	ELEC OTHER	2,000	11/01/2006
C18539	CO ISSUED	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1834/0604	1/08/2013	TD	Q	I	01	195,000
GRANTOR: LANGFORD JACK D TRUST						
GRANTEE: JACKSON FRANK & MAR						
1549/1454	2/06/2008	QC	Q	I	01	100
GRANTOR: LANGFORD JACK D & JEW						
GRANTEE: LANGFORD JACK D & J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W21 BAS=[YR=2007] W18 S50 FGR=[YR=2007] S21 E20 N13 FOP=[YR=2007] E9 N5 U4 L4 W5 S9 $ N9 W8 S1 W12 $ E12 N1 E13 D4 R4 E6 U4 R4 N42 W21 N7 $ S7 E21 N7 $.

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	2007	2007	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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