LOT 15
NORTH HAMPTON #4 PB 6/384

**BURKE LISA**
96121 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

**2026**

**12-2N-27-1462-0015-0000**

## 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 | 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 | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

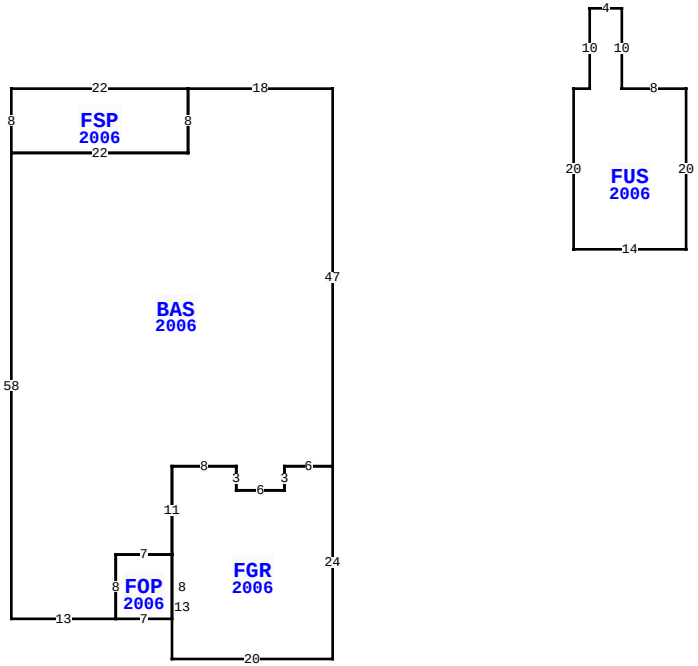
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4043.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,046 | 100 | 2006 | 2,046 | 248,107 |
| FGR | 462 | 55 | 2006 | 254 | 30,801 |
| FOP | 56 | 30 | 2006 | 17 | 2,061 |
| FSP | 176 | 40 | 2006 | 70 | 8,488 |
| FUS | 320 | 100 | 2006 | 320 | 38,805 |
| TOTALS | 3,060 | | | 2,707 | 328,264 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,707 | 102.0384 | 141.83 | 383,934 | 2006 | 2006 | 5 | 0 | 0 | 9.50 | 85.50 |

1 SNGL FAM 0% - 0 Heated Area: 2366 HX Base Yr







| | | | |
|---|---|---|---|
| BLD DATE | 03/29/2023 | NW | LGL DATE |
| XF DATE | | | LAND DATE |
| INC DATE | | | AG DATE |

96121 LONG BEACH DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 328,264 |
| TOTAL MARKET OB/XF VALUE | 3,080 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 406,344 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 406,344 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 406,344 |
| TOTAL JUST VALUE | 406,344 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 446,143 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M11455 | MECH OTHER | 0 | 05/01/2006 |
| E17101 | ELEC OTHER | 2,000 | 04/01/2006 |
| C14732 | CO ISSUED | 240,000 | 03/01/2006 |
| B14732 | NEW CONSTR | 240,000 | 03/01/2006 |
| P10870 | OTHER | 0 | 03/01/2005 |
| R07324 | REPAIR/RRF | 5,000 | 03/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2852/171 | 3/06/2026 | WD | Q | I | 01 | 425,000 |
| GRANTOR: GAYDA KATHLEEN RUTH | | | | | | |
| GRANTEE: BURKE LISA | | | | | | |
| 2146/1103 | 8/28/2017 | SW | Q | I | 02 | 269,000 |
| GRANTOR: REGIONS BANK D/B/A RE | | | | | | |
| GRANTEE: GAYDA KATHLEEN RUTH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W18 S8 W22 S58 E13 N8 E7 N11 E8 S3 E6 N3 E6 N47 $
FGR=[YR=2006;ORIG=-20,58] N11 E8 S3 E6 N3 E6 S24 W20 N13 $
FUS=[YR=2006;ORIG=30,0] E2 N10 E4 S10 E8 S20 W14 N20 $
FSP=[YR=2006;ORIG=-18,0] S8 W22 N8 E22 $
FOP=[YR=2006;ORIG=-27,66] N8 E7 S8 W7 $
PTR=[ORIG=0,0] E30 W30 $
.

## 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 | 0 | 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 | 0 | | 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