LOT 16
NORTH HAMPTON #4 PB 6/384

KNAPP RICHARD A SR & CAROLINE J L/E/
96131 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1462-0016-0000

NASSAU COUNTY PROPERTY

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		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

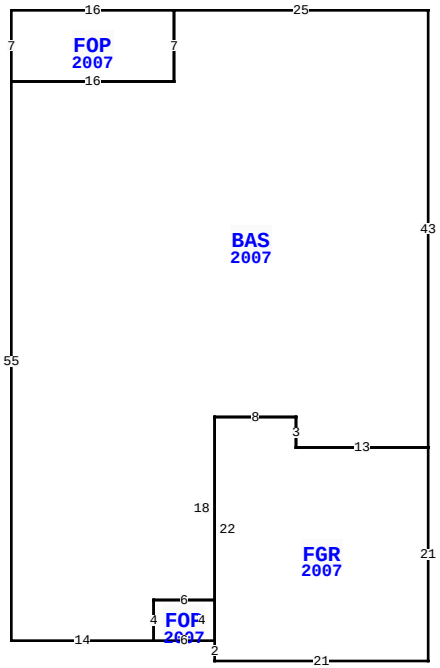
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,983	100	2007	1,983	254,854
FGR	465	55	2007	256	32,901
FOP	24	30	2007	7	900
FOP	112	30	2007	34	4,370
TOTALS	2,584			2,280	293,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,280	101.6064	141.23	322,004	2007	2007	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2010 Heated Area: 1983 HX Base Yr 2010



96131 LONG BEACH DR, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE		
XF DATE	09/28/2007	RK	LAND DATE	05/04/2026	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		293,024
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		371,139
SOH/AGL Deduction		159,653
ASSESSED VALUE		211,486
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,075
TOTAL JUST VALUE		371,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,570

GRANTOR RESERVING ENHANCED LIFE ESTATE WITH REMAIN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18820	ELEC OTHER	2,000	02/01/2007
M12705	TANKS/BLRS	0	02/01/2007
P12045	OTHER	0	01/01/2007
C18685	CO ISSUED	0	10/01/2006
B18685	NEW CONSTR	280,000	10/01/2006
R09809	REPAIR/RRF	5,000	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
202645013321	5/04/2026	LE	U	I	11	100
GRANTOR: KNAPP RICHARD A SR &						
GRANTEE: KNAPP RICHARD A JR						
1619/0361	5/04/2009	WD	Q	I	01	190,400
GRANTOR: RAY MICHAEL L & MARIA						
GRANTEE: KNAPP RICHARD A SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W25 FOP=[YR=2007] W16 S7 E16 N7 $ S7 W16 S55 E14 FOP=[YR=2007] E6 FGR=[YR=2007] S2 E21 N21 W13 N3 W8 S22 $ N4 W6 S4 $ N4 E6 N18 E8 S3 E13 N43 $.

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