LOT 19
IN OR 1497/623
NORTH HAMPTON #4 PB 6/384

MILLER JEFFREY T & SHERRY L
96159 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1462-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

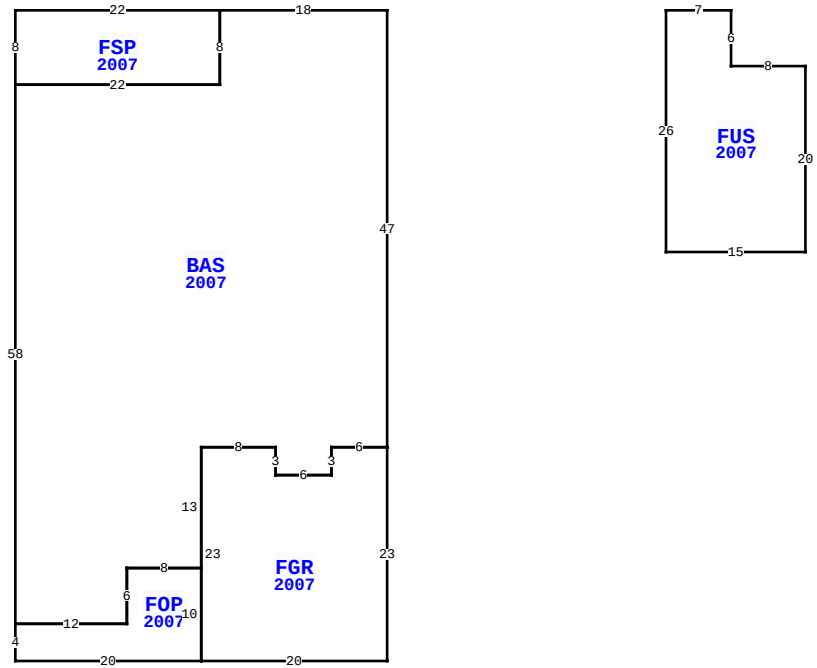
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,054	100	2007	2,054	263,082
FGR	442	55	2007	243	31,124
FOP	128	30	2007	38	4,868
FSP	176	40	2007	70	8,966
FUS	342	100	2007	342	43,805
TOTALS	3,142			2,747	351,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,747	101.2608	140.75	386,640	2007	2007	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2008 Heated Area: 2396 HX Base Yr 2008



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

96159 LONG BEACH DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		351,842
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		429,957
SOH/AGL Deduction		185,714
ASSESSED VALUE		244,243
TOTAL EXEMPTION VALUE	VP HX HB VX	169,110
BASE TAXABLE VALUE		75,133
TOTAL JUST VALUE		429,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12256	MECH OTHER	0	11/01/2006
E18256	ELEC OTHER	2,000	10/01/2006
C18551	CO ISSUED	0	09/01/2006
B18551	NEW CONSTR	295,000	09/01/2006
P11580	OTHER	0	09/01/2006
R09732	REPAIR/RRF	5,000	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/0623	5/07/2007	WD	Q	I		279,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: MILLER JEFFREY T &						
1201/1770	1/15/2004	WD	U	V	19	2,970,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 FSP=[YR=2007] W22 S8 E22 N8 $ S8 W22 S58 FOP=[YR=2007] S4 E20 FGR=[YR=2007] E20 N23 W6 S3 W6 N3 W8 S23$ N10 W8 S6 W12 $ E12 N6 E8 N13 E8 S3 E6 N3 E6 N47 $ PTR=E30 FUS=[YR=2007] E7 S6 E8 S20 W15 N26 $ 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	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