



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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	1,972	100	2006	1,972	254,903
FGR	444	55	2006	244	31,540
FOP	24	30	2006	7	905
FOP	120	30	2006	36	4,654
TOTALS	2,560			2,259	292,001

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	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	100		PUD	0.00	0.00	1.00

1 SNGL FAM 100% - 2021

Heated Area: 1972

HX Base Yr 2021

96169 LONG BEACH DR, FERNANDINA BEACH	BLD DATE 03/29/2023	NW	LGL DATE 05/04/2026	MLU
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
3,080									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		292,001	
TOTAL MARKET OB/XF VALUE		3,080	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		370,081	
SOH/AGL Deduction		173,005	
ASSESSED VALUE		197,076	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		145,665	
TOTAL JUST VALUE		370,081	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		388,592	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000459	REPAIR/RRF	19,408	01/07/2022
M11870	MECH OTHER	0	08/01/2006
E17697	ELEC OTHER	2,000	07/01/2006
P0611268	OTHER	0	06/01/2006
C15060	CO ISSUED	240,000	04/01/2005
R07510	REPAIR/RRF	5,000	04/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2877/0107	6/23/2026	WD	Q	I	01
GRANTOR: GLEITSMAN RICHARD CAR					
GRANTEE: ROCA JONATHON KEITH					
2373/0768	6/29/2020	WD	Q	I	01
GRANTOR: FRANCO APRIL PURVIS F					
GRANTEE: GLEITSMAN RICHARD C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W25 FOP=[YR=2006] W15 S8 E15 N8 \$ S8 W15 S55 E14 FOP=[YR=2006] E6 FGR=[YR=2006] S2 E20 N21 W12 N3 W8 S22\$ N4 W6 S4\$ N4 E6 N18 E8 S3 E12 N44\$.									