LOT 21
NORTH HAMPTON #4 PB 6/384

MUSTOE ELISHA Z & JOSHUA S
96177 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1462-0021-0000

BUILDING CHARACTERISTICS

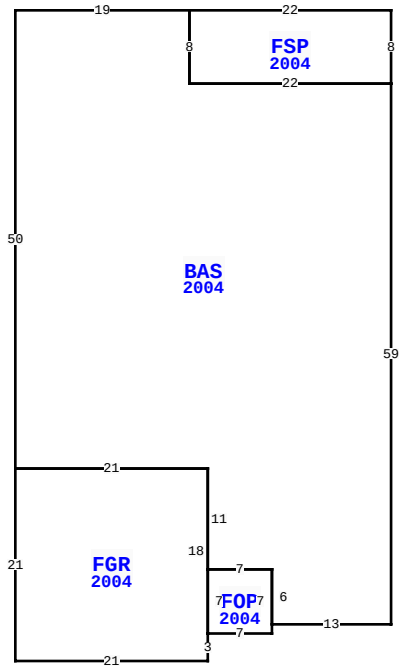
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,172	100	2004	2,172	271,743
FGR	441	55	2004	243	30,402
FOP	49	30	2004	15	1,877
FSP	176	40	2004	70	8,758
TOTALS	2,838			2,500	312,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,500	100.5696	139.79	349,475	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2023 Heated Area: 2172 HX Base Yr 2023



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

96177 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		312,780
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		390,790
SOH/AGL Deduction		0
ASSESSED VALUE		390,790
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		339,379
TOTAL JUST VALUE		390,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004506	REPAIR/RRF	0	06/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/0255	5/27/2022	WD	Q	I	01	387,000
GRANTOR: STREIT TYLER CHRISTIA						
GRANTEE: MUSTOE ELISHA Z & J						
2040/1620	4/15/2016	WD	U	I	37	169,900
GRANTOR: CAVEY DONALD						
GRANTEE: STREIT TYLER CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W22 BAS=[YR=2004] W19 S50 FGR=[YR=2004] S21 E21 N3 FOP=[YR=2004] E7 N7 W7 S7$ N18 W21$ E21 S11 E7 S6 E13 N59 W22 N8$ S8 E22 N8$.

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	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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