LOT 22
NORTH HAMPTON #4 PB 6/384

TURNER DAWN MARIE
96187 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1462-0022-0000

BUILDING CHARACTERISTICS

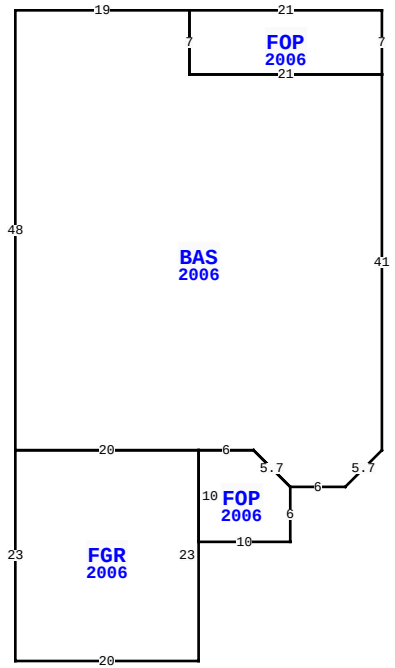
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,813	100	2006	1,813	234,351
FGR	460	55	2006	253	32,703
FOP	92	30	2006	28	3,619
FOP	147	30	2006	44	5,688
TOTALS	2,512			2,138	276,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,138	102.7530	142.83	305,371	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 0% - 2023 Heated Area: 1813 HX Base Yr



96187 LONG BEACH DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	276,361
TOTAL MARKET OB/XF VALUE	3,080
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	354,441
SOH/AGL Deduction	0
ASSESSED VALUE	354,441
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,441
TOTAL JUST VALUE	354,441
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	370,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000462	REPAIR/RRF	18,333	01/07/2022
M11810	MECH OTHER	0	07/01/2006
P0611184	OTHER	0	06/01/2006
E17104	ELEC OTHER	2,000	04/01/2006
C16603	CO ISSUED	220,000	11/01/2005
R08580	REPAIR/RRF	5,000	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2608/0678	12/12/2022	WD	Q	I	01	405,000
GRANTOR: POWELL JEREMY T						
GRANTEE: TURNER DAWN MARIE						
1462/1841	12/04/2006	WD	Q	I		261,500
GRANTOR: MORRISON HOMES INC						
GRANTEE: POWELL JEREMY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 FOP=[YR=2006] N7 E21 S7 W21 $ N7 W19 S48
FGR=[YR=2006] S23 E20 N23 W20 $ E20 FOP=[YR=2006] S10 E10
N6 U4 L4 W6 $ E6 D4 R4 E6 U4 R4 N41 $.

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