LOT 25
NORTH HAMPTON #4 PB 6/384

ALEXANDER DONNA
96215 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1462-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

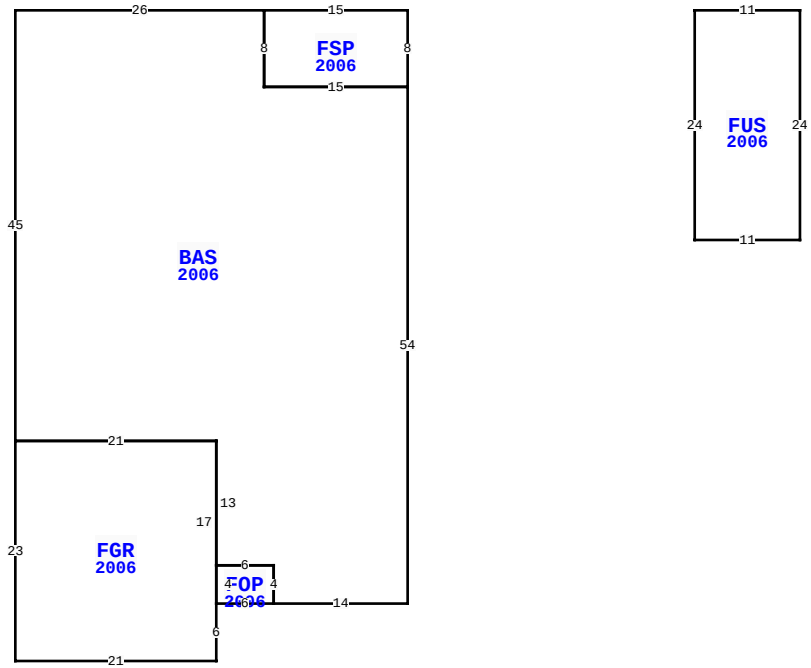
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,041	100	2006	2,041	250,671
FGR	483	55	2006	266	32,670
FOP	24	30	2006	7	860
FSP	120	40	2006	48	5,895
FUS	264	100	2006	264	32,423
TOTALS	2,932			2,626	322,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,626	97.6320	135.71	356,374	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2021 Heated Area: 2305 HX Base Yr 2021



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

96215 LONG BEACH DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		322,518
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		400,598
SOH/AGL Deduction		134,228
ASSESSED VALUE		266,370
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		214,959
TOTAL JUST VALUE		400,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11454	MECH OTHER	0	05/01/2006
E17107	ELEC OTHER	2,000	04/01/2006
P10868	OTHER	0	03/01/2006
E16685	ELEC OTHER	0	02/01/2006
C16765	CO ISSUED	230,000	12/01/2005
R08667	REPAIR/RRF	5,000	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2402/1674	10/22/2020	WD	Q	I	01	230,000
GRANTOR: GRIMM JASON A						
GRANTEE: ALEXANDER DONNA						
2154/0388	10/27/2017	WD	Q	I	01	250,000
GRANTOR: SARZYNSKI ROSS M						
GRANTEE: GRIMM JASON A						

BUILDING NOTES

EXTRA FEATURES

L N	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	2006	2006	3	88	3,080	

BUILDING DIMENSIONS

FSP=[YR=2006] W15 BAS=[YR=2006] W26 S45 FGR=[YR=2006] S23 E21 N6 FOP=[YR=2006] E6 N4 W6 S4 $ N17 W21 $ E21 S13 E6 S4 E14 N54 W15 N8 $ S8 E15 N8 $ PTR=E30 FUS=[YR=2006] E11 S24 W11 N24 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 3,080

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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