LOT 26
IN OR 1755/1653
NORTH HAMPTON #4 PB 6/384

AIKENS MICHAEL S & KIMBERLY
96223 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1462-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

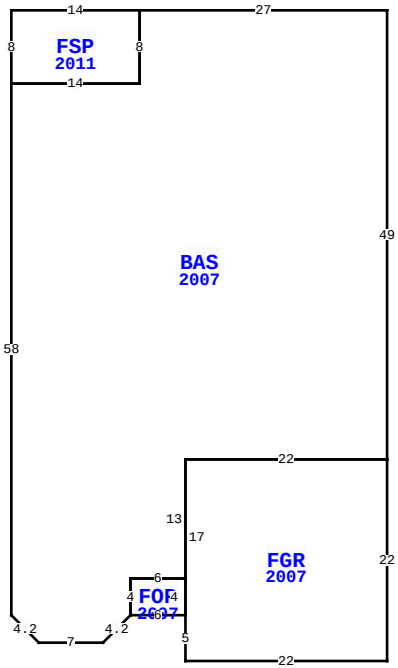
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,226	100	2007	2,226	277,819
FGR	484	55	2007	266	33,199
FOP	24	30	2007	7	874
FSP	112	40	2011	45	5,617
TOTALS	2,846			2,544	317,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,544	98.6688	137.15	348,910	2007	2007	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2013 Heated Area: 2226 HX Base Yr 2013



96223 LONG BEACH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		317,508
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		392,508
SOH/AGL Deduction		177,036
ASSESSED VALUE		215,472
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		164,061
TOTAL JUST VALUE		392,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18193	ELEC OTHER	2,000	10/01/2006
M12075	MECH OTHER	0	09/01/2006
P11520	OTHER	0	09/01/2006
C18429	CO ISSUED	0	08/01/2006
B18429	NEW CONSTR	280,000	08/01/2006
R09662	REPAIR/RRF	5,000	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1755/1653	9/02/2011	WD	Q	I	01	185,500
GRANTOR: BENNETT DEREK J & MAR						
GRANTEE: AIKENS MICHAEL S &						
1511/0474	7/09/2007	WD	Q	I		256,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: BENNETT DEREK J & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W27 FSP=[YR=2011] W14 S8 E14 N8$ S8 W14 S58 D3 R3 E7 R3 U3 FOP=[YR=2007] E6 FGR=[YR=2007] S5 E22 N22 W22 S17$ N4 W6 S4$ N4 E6 N13 E22 N49$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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