



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
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,598	100	2007	1,598	212,863
FGR	470	55	2007	258	34,367
FOP	36	30	2007	11	1,465
FSP	200	40	2007	80	10,656

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,947	105.3108	146.38	285,002	2007	2007	0	0	9.00	91.00
1 SNGL FAM 0% - 0 Heated Area: 1598 HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		259,352	
TOTAL MARKET OB/XF VALUE		3,115	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		337,467	
SOH/AGL Deduction		0	
ASSESSED VALUE		337,467	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		337,467	
TOTAL JUST VALUE		337,467	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		354,708	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008290	REPAIR/RRF	0	09/30/2020
E18254	ELEC OTHER	2,000	10/01/2006
M12104	MECH OTHER	0	10/01/2006
C18503	CO ISSUED	0	09/01/2006
B18503	NEW CONSTR	280,000	09/01/2006
P11556	OTHER	0	09/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2509/0911	10/29/2021	WD	Q	I	01	299,000
GRANTOR: JOST JOYCE B						
GRANTEE: SPENCE ROBERT HENRY						
1491/1075	4/10/2007	WD	Q	I		243,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: JOST MATTHIAS & JOY						

TOTALS	2,304			1,947	259,352
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0500	FP-PRE FAB	0 0	0 0	1.00

96230 LONG BEACH DR, FERNANDINA BEACH	BLD DATE 03/29/2023	NW	LGL DATE	
	XF DATE 06/27/2007	RK	LAND DATE	05/04/2026
	INC DATE		AG DATE	MLU

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	0	0	0	1.00	UT 3,500.00	3,500.00	100	2007	2007	3	89	3,115

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2007] W25 BAS=[YR=2007] N2 W16 S56 E15 N7	
FOP=[YR=2007] E6 FGR=[YR=2007] S12 E20 N22 W10 N3 W10 S13 \$	
N6 W6 S6 \$ N6 E6N7 E10 S3 E10 N29 W25 N8 \$ S8 E25 N8 \$.	

LAND DESCRIPTION										TOTAL OB/XF									
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
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		