



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	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	2,036	100	2007	2,036	259,405
FGR	460	55	2007	253	32,235
FOP	128	30	2007	38	4,841
FOP	176	30	2007	53	6,753
TOTALS	2,800			2,380	303,234

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,380	100.7244	140.01	333,224	2007	2007	0	0	9.00	91.00
1 SNGL FAM 0% - 0 Heated Area: 2036 HX Base Yr											
96200 LONG BEACH DR, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE 05/04/2026 MLU XF DATE 07/02/2007 RK LAND DATE INC DATE AG DATE											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			303,234
TOTAL MARKET OB/XF VALUE			3,115
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			381,349
SOH/AGL Deduction			9,054
ASSESSED VALUE			372,295
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			372,295
TOTAL JUST VALUE			381,349
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			396,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007232	REPAIR/RRF	16,334	08/13/2020
E18255	ELEC OTHER	2,000	10/01/2006
M12102	MECH OTHER	0	10/01/2006
P11535	OTHER	0	09/01/2006
C18431	CO ISSUED	0	08/01/2006
B18431	NEW CONSTR	290,000	08/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2326/0763	12/09/2019	WD	Q	I	02
GRANTOR: HERMANN DANIEL JAMES					
GRANTEE: CAPARELLI PIETRO &					
2276/1302	5/16/2019	QC	U	I	11
GRANTOR: HERMANN DANIEL JAMES					
GRANTEE: HERMANN DANIEL JAME					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2007] W18 FOP=[YR=2007] W22 S8 E22 N8 \$ S8 W22 S58 FOP=[YR=2007] S4 E20 FGR=[YR=2007] E20 N23 W20 S23 \$ N10 W8 S6 W12 \$ E12 N6 E8 N13 E20 N47 \$.									