LOT 35
IN OR 1469/1989
NORTH HAMPTON #4 PB 6/384

BLAIR ERIC R & KIMBERLY
96178 LONG BEACH DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1462-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

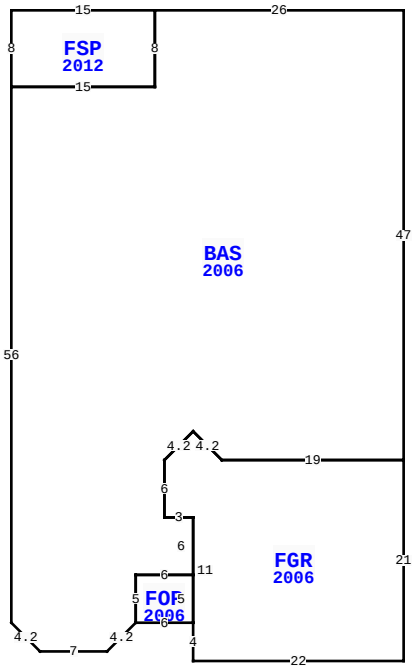
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,103	100	2006	2,103	270,428
FGR	489	55	2006	269	34,591
FOP	30	30	2006	9	1,157
FSP	120	40	2012	48	6,172
TOTALS	2,742			2,429	312,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,429	102.2238	142.09	345,137	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2007 Heated Area: 2103 HX Base Yr 2007



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

96178 LONG BEACH DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		312,349
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		387,349
SOH/AGL Deduction		166,357
ASSESSED VALUE		220,992
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		169,581
TOTAL JUST VALUE		387,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005560	ROOF	16,431	07/18/2020
E18257	ELEC OTHER	2,000	10/01/2006
M12103	MECH OTHER	0	10/01/2006
C18502	CO ISSUED	280,000	09/01/2006
B18502	NEW CONSTR	280,000	09/01/2006
P11557	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/1989	1/08/2007	WD	U	I	21	280,300
GRANTOR: MORRISON HOMES INC						
GRANTEE: BLAIR ERIC R & KIMB						
1201/1770	1/15/2004	WD	U	V	19	2,970,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W26 FSP=[YR=2012] W15 S8 E15 N8$ S8 W15 S56 D3 R3 E7 U3 R3 FOP=[YR=2006] E6 FGR=[YR=2006] S4 E22 N21 W19 U3 L3 D3 L3 S6 E3 S11$ N5 W6 S5$ N5 E6 N6 W3 N6 U3 R3 D3 R3 E19 N47$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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