

LOT 60
IN OR 1349/483
ESMT PT OR 1220/234

KING TERESA V
96144 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1462-0060-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
CONSTRUCTION						VALUATION SUMMARY												PAGE 1 of 1											
ELEMENT	CD					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD											
Exterior Wall	16	WD FR STUC 100				0900	01	2,282	97.9020	136.08	310,535	2005	2005	0	0	0	10.00	90.00	VALUATION BY										
Roof Structur	08	IRREGULAR 100				1 SNGL FAM 100% - 2020												Heated Area: 1974						HX Base Yr					
Roof Cover	03	COMP SHNGL 100																Tax Group: 4						Tax Dist:					
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE						279,482					
Interior Floo	14	CARPET 60																TOTAL MARKET OB/XF VALUE						8,715					
Interior Floo	08	SHT VINYL 40																TOTAL LAND VALUE - MARKET						75,000					
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE						363,197					
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction						354,380					
Bedrooms	4	100																ASSESSED VALUE						8,817					
Bathrooms	2	100																TOTAL EXEMPTION VALUE						13					
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE						0					
Stories	0	0 100																TOTAL JUST VALUE						363,197					
Units	0	0 100				NCON VALUE						0																	
Occupancy	00	NONE 100				INCOME VALUE						PREVIOUS YEAR MKT VALUE						378,686											
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	1,974	100	2005	1,974	241,760																								
FGR	459	55	2005	252	30,863																								
FOP	31	30	2005	9	1,103																								
FOP	105	30	2005	32	3,920																								
PTO	60	5	2005	3	367																								
PTO	240	5	2022	12	1,470																								
TOTALS						2,869		2,282	279,482																				
EXTRA FEATURES						96144 LONG BEACH DR, FERNANDINA BEACH																							
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	2005	2005	3	87	3,045													
3	0912	SCRN RM G	0	100	15	20	300.00	SF	21.00	21.00	100	2022	2022	3	90	5,670													
TOTAL OB/XF 8,715																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																													