LOT 62
NORTH HAMPTON #4 PB 6/384

CARTER MARILYN FAYE LIVING TRUST/CARTER MARILYN F
96068 LONG BEACH DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1462-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

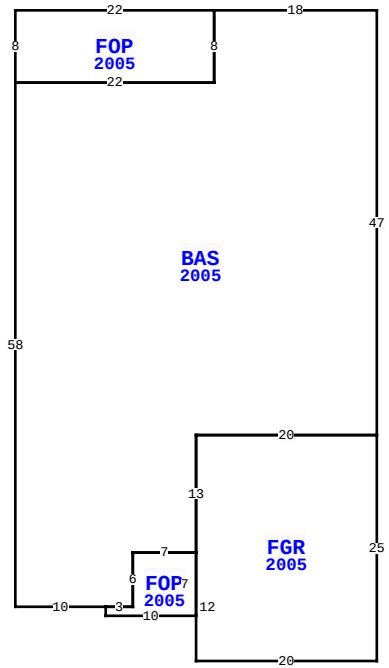
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,042	100	2005	2,042	257,310
FGR	500	55	2005	275	34,653
FOP	52	30	2005	16	2,016
FOP	176	30	2005	53	6,679
TOTALS	2,770			2,386	300,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,386	100.7244	140.01	334,064	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2014 Heated Area: 2042 HX Base Yr 2014



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

96068 LONG BEACH DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		300,658
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		408,703
SOH/AGL Deduction		158,424
ASSESSED VALUE		250,279
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		193,868
TOTAL JUST VALUE		408,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008289	REPAIR/RRF	0	09/30/2020
E15626	ELEC OTHER	2,000	08/01/2005
M10090	MECH OTHER	0	08/01/2005
P0509606	OTHER	0	06/01/2005
B0414282	NEW CONSTR	200,000	12/01/2004
R047038	REPAIR/RRF	6,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2875/1821	6/04/2026	WD	Q	I	01	100
GRANTOR: CARTER MARILYN F						
GRANTEE: CARTER MARILYN FAYE						
1851/0897	4/16/2013	WD	Q	I	01	199,600
GRANTOR: FLEGAL GEORGE J						
GRANTEE: CARTER JAMES W & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18FOP=[YR=2005] W22S8E22N8$
S8W22S58E10FOP=[YR=2005] S1E10N7W7S6 W3$E3N6E7FGR=[YR=2005]
S12E20N25W20 S13$N13E20N47$.

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
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	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS