

LOT 15
IN OR 2222/367
LONG POINT #1 PB 5/85-89

KESHEN LEONARD M
46 LONG POINT DR
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00LP-0015-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10

NEIGHBORHOOD/LOC	10007.00
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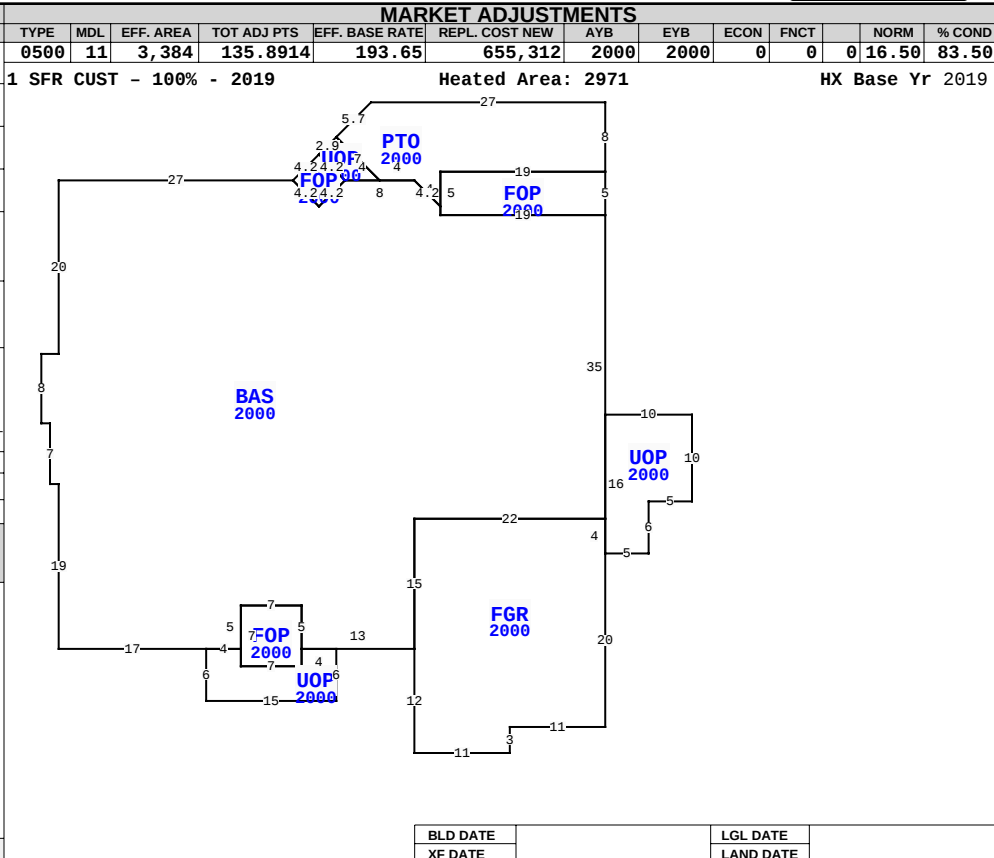
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,971	100	2,971	480,404
FGR	561	55	309	49,965
FOP	18	30	5	808
FOP	49	30	15	2,426
FOP	95	30	28	4,527
PTO	244	5	12	1,941
UOP	16	20	3	485
UOP	76	20	15	2,426
UOP	130	20	26	4,204
TOTALS	4,160		3,384	547,186

EXTRA FEATURES	
L N	OB/XF CODE

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700	
2	0812	CONCRETE C	0 100	0	0	2,048.00	SF	2.80	2.80	100	2000	2000	3	80	4,588	
3	0825	BRICK	0 100	0	0	338.00	SF	12.50	12.50	100	2000	2000	3	94	3,972	
4	0825	BRICK	0 100	0	0	111.00	SF	12.50	12.50	100	2000	2000	3	94	1,304	
5	0810	CONCRETE A	0 100	0	0	281.00	SF	6.50	6.50	100	2000	2000	3	80	1,461	
6	1127	BRICK 8"	0 100	0	0	38.00	SF	11.00	11.00	100	2000	2000	3	94	393	
7	0885	WATERSCAPE	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2004	2004	3	100	5,000	

LAND DESCRIPTION	
L N	USE CODE

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	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000							



46 LONG POINT DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE		547,186
TOTAL MARKET OB/XF VALUE		18,418
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		1,215,604
SOH/AGL Deduction		484,568
ASSESSED VALUE		731,036
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		676,036
TOTAL JUST VALUE		1,215,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		895,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P993587	NEW CONSTR	9,500	08/01/1999
B9906155	NEW CONSTR	300,000	06/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2222/0367	9/07/2018	WD Q	I	01	
GRANTOR: DUFFIELD RANDY LUKE &					
GRANTEE: KESHEN LEONARD M					
1815/0173	9/17/2012	WD Q	I	02	
GRANTOR: PLUMLEE JOYCE J					
GRANTEE: DUFFIELD RANDY LUKE					

BUILDING NOTES	
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BUILDING DIMENSIONS	
PTO=[YR=2000] W27 D4 L4 UOP=[YR=2000] L2 D2	
FOP=[YR=2000] L3 D3 BAS=[YR=2000] W27 S20 W2 S8E1 S7 E1	
S19 E17 UOP=[YR=2000] S6 E15 N6 W4 FOP=[YR=2000] N5 W7 S7	
E7N2 S2 W7 N2 W4 S E4 N5 E7 S5E13 FGR=[YR=2000] S12 E11 N3	
E11 N20 UOP=[YR=2000] E5 N6 E5 N10 W10 S16 S N4 W22 S15 S	
N15 E22 N35 FOP=[YR=2000] N5 W19 S5 E19S W19 N1 U3 L3 W8	
D3 L3 U3 L3 S R3 D3 U3 R3 U3 L3 S D3 R3 E4 U5 L5 S D5	
R5 E4 D3 R3 N4 E19 N8S.	