LOT 23
IN OR 2220/807
LONG POINT #1 PB 5/85-89

STAPLETON MARY
62 LONG POINT
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00LP-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

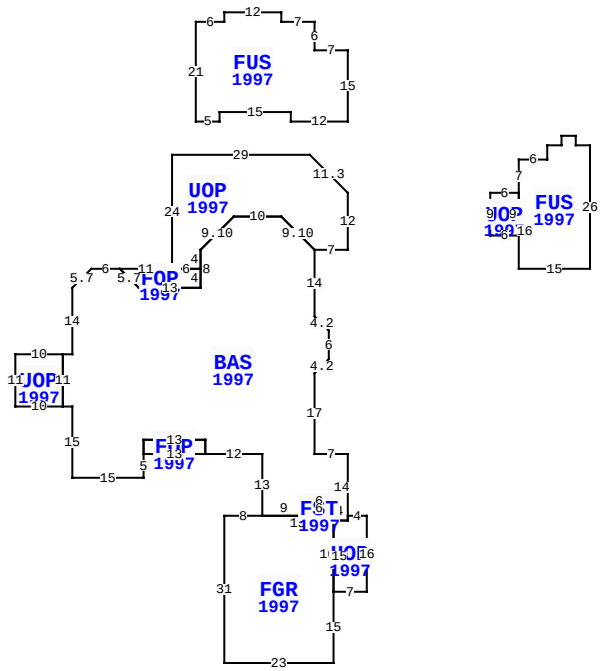
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	11	CLAY TILE 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,440	100	2,440	279,842
FGR	713	55	392	44,958
FOP	39	30	12	1,377
FOP	60	30	18	2,064
FST	18	55	10	1,147
FUS	378	100	378	43,353
FUS	624	100	624	71,566
UOP	54	20	11	1,262
UOP	109	20	22	2,523
UOP	110	20	22	2,523
TOTALS	5,158		4,052	464,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0500	11	4,052	139.9728	199.46	808,212	1997	1997	0	0	30	12.50	57.50

1 SFR CUST – 0% - 0 Heated Area: 3442 HX Base Yr



** This building has 11 Sub-Areas

62 LONG POINT DR, FERNANDINA BEACH

BLD DATE	02/04/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	464,722
TOTAL MARKET OB/XF VALUE	43,857
TOTAL LAND VALUE - MARKET	650,000
TOTAL MARKET VALUE	1,158,579
SOH/AGL Deduction	254,225
ASSESSED VALUE	904,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	904,354
TOTAL JUST VALUE	1,158,579
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	843,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18606	REMODEL	2,450	10/31/2006
B018322	OTHER	0	05/01/2001
B9603449	NEW CONSTR	350,000	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2220/0807	9/04/2018	WD	Q	I	02	730,000
GRANTOR: AMOS WILLIAM L JR & B						
GRANTEE: STAPLETON HARVEY P						
1092/0430	11/05/2002	WD	Q	I		880,000
GRANTOR: HUGHES JAMES A & FAYE						
GRANTEE: AMOS WILLIAM JR & B						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1997] U8 L8 W29 S24 FOP=[YR=1997] W11 BAS=[YR=1997] W6 D4 L4 S14 W2 UOP=[YR=1997] W10 S11 E10 N11 $ S11 E2 S15 E15 N5 FOP=[YR=1997] E13 N3 W13 S3 $ N3 E13 S3 E12 S13 FGR=[YR=1997] W8 S31 E23 N15 UOP=[YR=1997] E7 N16 W4 S1 W3 S15 $ N16 FST=[YR=1997] N3 W6 S3 E6 $ W15 $ E9 N3 E6 S4 E3 N14 W7 N17 R3 U3 N6 L3 U3 N14 L7 U7 W10 D7 L7 S8 W13 U4 L4 $ D4 R4 E13 N4 W6$ E6 N4 U7 R7 E10 D7 R7 E7 N12$ PTR= N15 FUS=[YR=1997] N15 W7 N6 W7 N2 W12 S2 W6 S21 E5 N2 E15 S2 E12 $ S15 $ PTR= E30 UOP=[YR=1997] E6 FUS=[YR=1997] N7 E6 N3 E3 N2 E3 S2 E3 S26 W15 N16 $ S9 W6 N9 $W30 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	81	1,620	
2	0858	SCULP CONC	0	0	0	0	2,488.00	SF	13.00	13.00	100	1997	1997	3	93	30,080	
3	0861	POOL GUNIT	0	0	0	0	195.00	SF	85.00	85.00	100	1997	1997	3	21	3,481	
4	0840	MARBLE	0	0	0	0	134.00	SF	40.00	40.00	100	1997	1997	3	93	4,985	
5	0858	SCULP CONC	0	0	0	0	252.00	SF	13.00	13.00	100	1997	1997	3	93	3,047	
6	0845	KOOL DECK	0	0	0	0	107.00	SF	7.25	7.25	100	2002	2002	3	83	644	

LAND DESCRIPTION

TOTAL OB/XF 43,857

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	000140	C	SFR GOLF A	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000							

REVIEW DATE 05/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 08/02/2023 BY SYS