

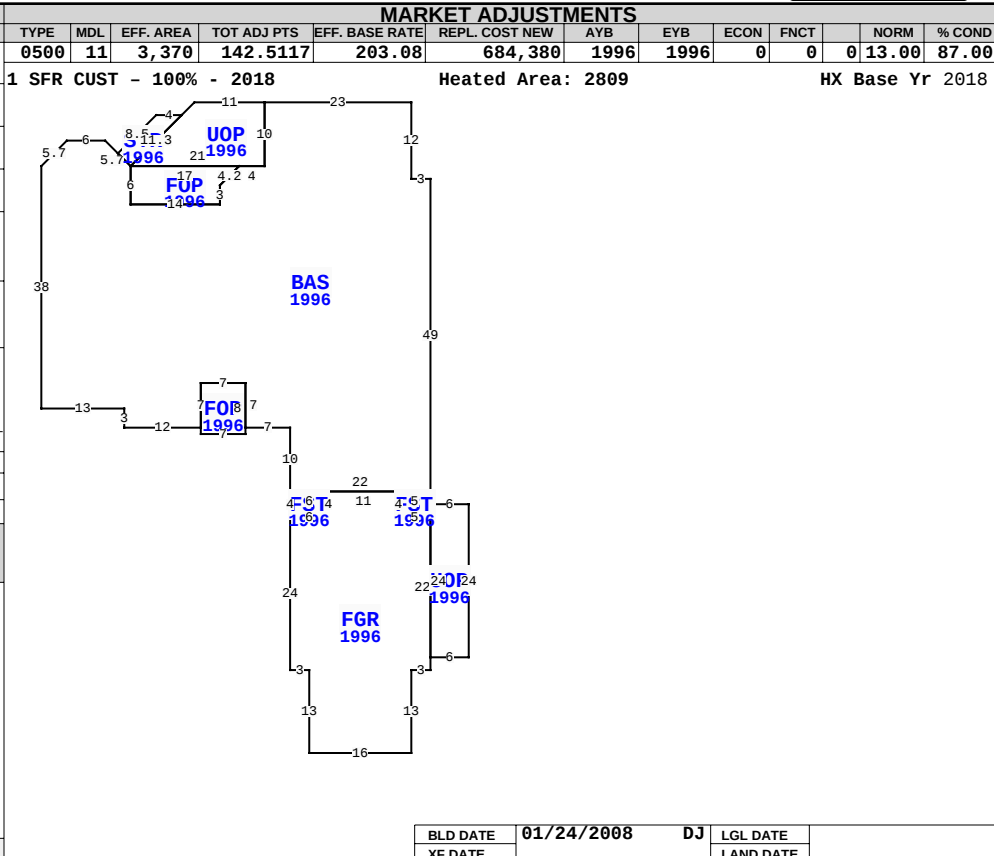


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	05	Quality Level 05
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	2,809	100	2,809	496,293
FGR	780	55	429	75,795
FOP	56	30	17	3,003
FOP	89	30	27	4,770
FST	20	55	11	1,944
FST	24	55	13	2,297
STR	28	10	3	530
UOP	144	20	29	5,123
UOP	160	20	32	5,654
TOTALS	4,110		3,370	595,411

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0855	CONC PAVER	0 100	0	0	1,928.00	SF	7.00	7.00
3	0825	BRICK	0 100	0	0	77.00	SF	12.50	12.50
4	0861	POOL GUNIT	0 100	0	0	588.00	SF	85.00	85.00
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00
6	0845	KOOL DECK	0 100	0	0	709.00	SF	7.25	7.25



70 LONG POINT DR, FERNANDINA BEACH									
BLD DATE		01/24/2008		DJ		LGL DATE			
XF DATE						LAND DATE			
INC DATE						AG DATE			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		595,411	
TOTAL MARKET OB/XF VALUE		33,114	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		1,278,525	
SOH/AGL Deduction		504,069	
ASSESSED VALUE		774,456	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		724,456	
TOTAL JUST VALUE		1,278,525	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		939,221	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905887	SWIM POOL	28,000	03/01/1999
B9602629	NEW CONSTR	170,000	03/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2480/1799	7/20/2021	WD U	I	11	
GRANTOR: SYNNOTT DENNIS J & PA					
GRANTEE: SYNDENPAM TRUST					
2120/1149	5/15/2017	WD Q	I	02	750,000
GRANTOR: KOCHIS JOSEPH A & CHE					
GRANTEE: SYNNOTT DENNIS J &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W23 UOP=[YR=1996] W11 D2 L2 STR=[YR=1996] W4 D6 L6 D2 R2 U8 R8 \$ D8 L8 FOP=[YR=1996] S6 E14 N3 U3 R3 W17\$ E21 N10\$ S10 W4 D3 L3 S3 W14 N6 U4 L4 W6 D4 L4 S38 E13 S3 E12 FOP=[YR=1996] S1 E7 N8 W7S7\$ N7 E7 S7 E7 S10 FST=[YR=1996] S4FGR=[YR=1996] S24 E3 S13 E16 N13 E3 N2 UOP=[YR=1996] E6 N24 W6 FST=[YR=1996] N2 W5 S4 E5 N2\$ S24\$ N22 W5 N4W11 S4 W6\$ E6 N4 W6\$ E22 N49 W3 N12\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00

TOTAL OB/XF									
33,114									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000		