

LOT 36
IN OR 1917/303 & OR 1917/305
LONG POINT #1 PB 5/85-89

WATSON JESSE & PHYLLIS LIVING TRUST/WATSON JESSE A
69 LONG POINT DR
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00LP-0036-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 5																										
Exterior Wall	10	ABOVE AVG 100	0500	11	5,535	165.5052	235.84	1,305,374	1999	1999	0	0	0	11.00	89.00	VALUATION SUMMARY																									
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2002													Heated Area: 4242													HX Base Yr 2002												
Roof Cover	11	SLATE 100														VALUATION BY													STANDARD												
Interior Wall	05	DRYWALL 100														Tax Group: 5													Tax Dist:												
Interior Floo	11	CLAY TILE 70														BUILDING MARKET VALUE													1,161,783												
Interior Floo	14	CARPET 30														TOTAL MARKET OB/XF VALUE													15,418												
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET													600,000												
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE													1,777,201												
Bedrooms		4 100														SOH/AGL Deduction													693,385												
Bathrooms		4.5 100														ASSESSED VALUE													1,083,816												
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE													HX HB 50,000												
Stories	2.	2. 100														BASE TAXABLE VALUE													1,033,816												
Units		0 100	TOTAL JUST VALUE													1,777,201																									
			NCON VALUE													0																									
			INCOME VALUE																																						
			PREVIOUS YEAR MKT VALUE													1,319,997																									
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																																					
BAL	315	15	47	9,865																																					
BAS	2,745	100	2,745	576,169																																					
FGR	713	55	392	82,280																																					
FOP	16	30	5	1,049																																					
FOP	70	30	21	4,408																																					
FOP	100	30	30	6,297																																					
FOP	234	30	70	14,693																																					
FOP	317	30	95	19,940																																					
FSP	635	40	254	53,314																																					
FST	312	55	172	36,102																																					
TOTALS			7,936	5,535	1,161,783																																				
EXTRA FEATURES			69 LONG POINT 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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	1999	1999	3	84	1,680																									
2	0810	CONCRETE A	0	100	0	0		2,404.00	SF 6.50	6.50	100	1999	1999	3	79	12,345																									
3	0810	CONCRETE A	0	100	4	2		8.00	SF 6.50	6.50	100	1999	1999	3	79	41																									
4	0810	CONCRETE A	0	100	0	0		197.00	SF 6.50	6.50	100	1999	1999	3	79	1,012																									
5	1242	WD DECK A	0	100	0	0		126.00	SF 10.00	10.00	100	2005	2005	3	27	340																									
TOTAL OB/XF 15,418																																									
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																									
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00																									
REVIEW DATE 05/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS																																									