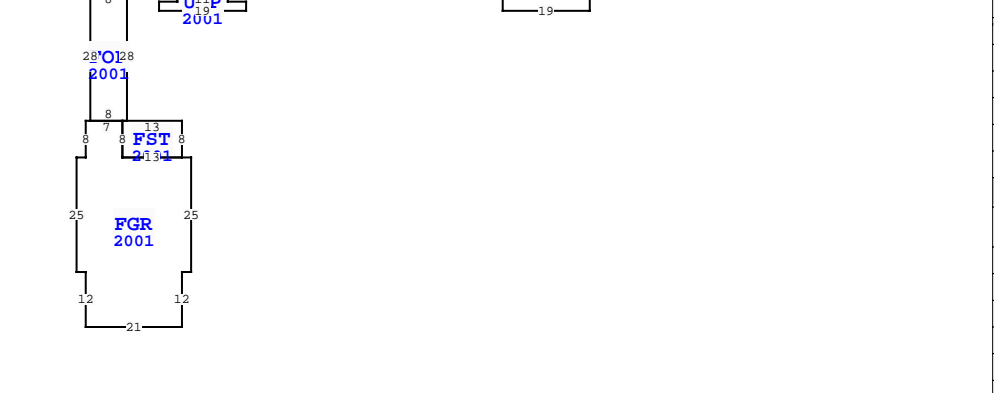


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	4,811	129.4128	184.41	887,197	2001	2001	0	0	0	10.00	90.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		798,477	
TOTAL MARKET OB/XF VALUE		33,780	
TOTAL LAND VALUE - MARKET		600,000	
TOTAL MARKET VALUE		1,432,257	
SOH/AGL Deduction		594,359	
ASSESSED VALUE		837,898	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		787,898	
TOTAL JUST VALUE		1,432,257	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,018,419	



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	2,716	100	2,716	450,772
FGR	941	55	518	85,972
FOP	161	30	48	7,967
FOP	174	30	52	8,630
FOP	224	30	67	11,120
FSP	246	40	98	16,265
FST	104	55	57	9,460
FUS	1,148	100	1,148	190,533
UOP	60	20	12	1,992
UOP	206	20	41	6,805
TOTALS	6,250		4,811	798,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018577	XFOB	10,900	07/01/2001
E017912	NEW CONSTR	600	04/01/2001
M014866	H/AC	0	02/01/2001
B0047395	NEW CONSTR	498,606	08/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/0084	10/21/2022	QC	U	I	11	100

GRANTOR: SAKURAI ERIC
GRANTEE: SAKURAI ERIC & REBE
2590/1846 9/13/2022 QC U I 11 100
GRANTOR: SAKURAI GAIL LYNN
GRANTEE: SAKURAI ERIC

** This building has 11 Sub-Areas
41 LONG POINT DR, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

EXTRA FEATURES																
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	2001	2001	3	86	1,720
2	0812	CONCRETE C	0	100	0	0		2,991.00	SF 4.00	4.00	100	2001	2001	3	82	9,810
3	0810	CONCRETE A	0	100	0	0		70.00	SF 6.50	6.50	100	2001	2001	3	82	373
4	0858	SCULP CONC	0	100	0	0		226.00	SF 13.00	13.00	100	2001	2001	3	95	2,791
5	0861	POOL GUNIT	0	100	0	0		351.00	SF 85.00	85.00	100	2001	2001	3	29	8,652
6	0845	KOOL DECK	0	100	0	0		755.00	SF 7.25	7.25	100	2001	2001	3	82	4,488
7	0910	SCRN RM L	0	100	0	0		1,740.00	SF 15.00	15.00	100	2001	2001	3	20	5,220
8	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00	1,000.00	100	2001	2001	3	20	200
9	0855	CONC PAVER	0	100	0	0		56.00	SF 10.00	10.00	100	2012	2012	3	94	526

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2001] W3 N17 W14 N8 UOP=[YR=2001] N10 W23 S4 W10 S4 FSP=[YR=2016] S8 W10 S15 E8 N10 E5 N2 E7 N11 W10 S E10 S2 E23 S W23 S9 W7 S2 W5 S10 W5 S19 UOP=[YR=2001] W8 S19 E11 N18 W3 N1 S S1 E3 S18 E1 POP=[YR=2001] S28 FGR=[YR=2001] W1 S8 W2 S25 E2 S12 E21 N12 E2 N25 W2 FST=[YR=2001] N8 W13 S8 E13 S W13 N8 W7 S E8 N28 W8 S E14 FOP=[YR=2001] E5 UOP=[YR=2001] S2 W4 S2 E19 N2 W4 N2 W11 S E16 N7 W5 N3 W9 S3 W7 S7 S N7 E7 N3 E9 S3 E5 S7 E15 N3 E3 N31 S PTR= E15 POP=[YR=2001] E7 FUS=[YR=2001] E10 N1 E12 S1 E15 S23 W3 S15 W19 N15 W15 N23 S S23 W7 N23 S W15 S .	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000							