

LOT 77
IN OR 1676/1308
LONG POINT #1 PB 5/85-89

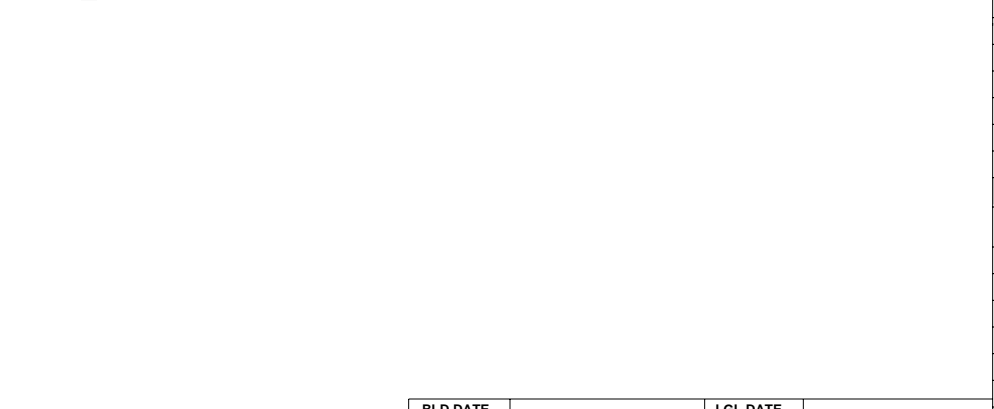
LEATHERY DONALD L TRUSTEE
35 SALT MARSH DRIVE
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00LP-0077-0000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 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	12	6,154	231.6500	330.10	2,031,435	1990	2005	0	0	0	8.50	91.50
1 SFR CUST - 100% - 2001 Heated Area: 5543 HX Base Yr 2001												



Quality	06	Quality Level 06		
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	2,759	100	2,759	833,333
BAS	221	100	221	66,751
BAS	551	100	551	166,425
BAS	104	100	104	31,412
BAS	132	100	132	39,869
FGR	816	55	449	135,617
FOP	144	30	43	12,988
FUS	1,776	100	1,776	536,426
UOP	70	20	14	4,228
UOP	523	20	105	31,715
TOTALS	7,096		6,154	1,858,763

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			1,858,763
TOTAL MARKET OB/XF VALUE			120,322
TOTAL LAND VALUE - MARKET			1,200,000
TOTAL MARKET VALUE			3,179,085
SOH/AGL Deduction			1,823,051
ASSESSED VALUE			1,356,034
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			1,306,034
TOTAL JUST VALUE			3,179,085
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,644,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25097	REPAIR/RRF	16,478	09/01/2011
G01610	GAS	395	03/01/2011
R11948	REPAIR/RRF	2,388	06/01/2009
B22235	ADDITION	28,000	01/01/2009
R0507715	REPAIR/RRF	70,000	06/01/2005
5585	NEW CONSTR	426,548	03/20/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1676/1308	3/31/2010	WD	U	I	30	441,900
GRANTOR: LEATHERY DONALD L & A						
GRANTEE: LEATHERY DONALD L T						
0938/0221	6/26/2000	WD	U	I		1,550,000
GRANTOR: BISSELL HOWARD C & SA						
GRANTEE: LEATHERY DONALD L &						

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
2	0300	BOAT DCK W	0	100	227	4	908.00	SF	10.00	10.00	100	1990	1990	3	20	1,816	
3	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	1990	1990	3	20	6,664	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	70	1,400	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	70	1,400	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	70	1,400	
7	0845	KOOL DECK	0	100	0	0	908.00	SF	7.25	7.25	100	1990	1990	3	62	4,081	
8	0825	BRICK	0	100	0	0	109.00	SF	12.50	12.50	100	1990	1990	3	87	1,185	
9	1126	CB/STC 8"	0	100	0	0	174.00	SF	8.00	8.00	100	1990	1990	3	62	863	
10	1242	WD DECK A	0	100	33	6	198.00	SF	10.00	10.00	100	1990	1990	3	20	396	
13	1242	WD DECK A	0	100	26	4	104.00	SF	10.00	10.00	100	1990	1990	3	20	208	

TOTAL OB/XF																								
19,413																								
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	000116	C	SFR MARSH	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	1,200,000.00	1,200,000.00	1,200,000							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2005] W13 BAS=[YR=1993] N7 BAS=[YR=2005] N15 U4 L3 U4 L6 W6 L6 D4 L3 D4 S4 W6 S4 W1 S5 E1 S4 E7 N2 E5 N2 E13 S2 E5\$ W5 N2 W13 S2 W5 S7 N4 W1 N5 E1 N17 W22 S9 UOP=[YR=1993] W7 S12 W11 S5 W25 S7 E1 S5 FGR=[YR=1993] W14 S34 E24 N34 W10\$ E10 S4 E8 N10E19 N10 E5 N13\$ S13 W5 S10 W19S10 W8 S12 E8 S2 E36 N1 FOP=[YR=2005] E18 N8 W18 S8\$ N8 E18 S9 BAS=[YR=2009] S6 E22 N6 W22\$ E22 BAS=[YR=2009] E13 N8 W13 S8\$ N25\$ S17 E13 N17\$ PTR= E15 FUS=[YR=1993] E24 S4 E8 N10 E15 UOP=[YR=1993] N7 E10 S7 W10 \$ E21 S24 W36 N2 W8 S18 W24 N34 \$ W15 \$.												

REVIEW DATE 02/26/2020 BY DJA																								
Total Acres: 0.00 Total Land Value: 1,200,000 Market: 0 Agricultural: 0 Common: 1,200,000 PRINTED 08/02/2023 BY SYS																								

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LONG POINT #1 PB 5/85-89

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
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DOR CODE 0100 SINGLE FAMILY																				PERMIT NUM DESCRIPTION AMT ISSUED 											
MAP NUM MKT AREA 10																				SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE 1676/1308 3/31/2010 WD U I 30 441,900 GRANTOR: LEATHERY DONALD L & A GRANTEE: LEATHERY DONALD L T 0938/0221 6/26/2000 WD U I 1,550,000 GRANTOR: BISSELL HOWARD C & SA GRANTEE: LEATHERY DONALD L &											
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TOTALS										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															
24	0857	SANDSTONE	0 100	11	3	33.00	SF	16.00	16.00	100	2009	2009	3	98	517																
25	0920	CWALL-WD/M	0 100	0	0	43.00	LF	390.00	390.00	100	2009	2009	3	45	7,547																
26	0920	CWALL-WD/M	0 100	0	0	32.00	LF	390.00	390.00	100	2005	2005	3	27	3,370																
LAND DESCRIPTION										TOTAL OB/XF 11,434																					
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							
REVIEW DATE 02/26/2020 BY DJA Total Acres: 0.00 Total Land Value: 1,200,000 Market: 0 Agricultural: 0 Common: 1,200,000 PRINTED 08/02/2023 BY SYS																															