LOT 86
LONG POINT #1 PB 5/85-89

GAYDAC JOHN & DANA
12 MARSH POINT ROAD
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00LP-0086-0000

BUILDING CHARACTERISTICS

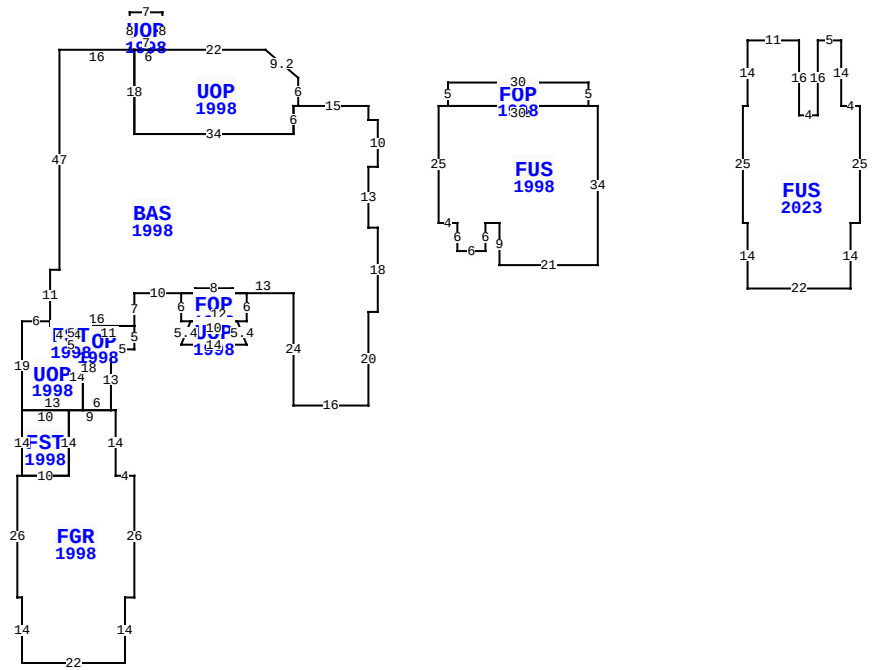
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
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	3,196	100	3,196	885,163
FGR	1,098	55	604	167,284
FOP	92	30	28	7,755
FOP	133	30	40	11,078
FOP	150	30	45	12,463
FST	20	55	11	3,046
FST	140	55	77	21,326
FUS	1,075	100	1,075	297,732
FUS	1,149	100	1,149	318,226
UOP	56	20	11	3,046
TOTALS	7,992		6,413	1,776,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	6,413	203.5185	290.01	1,859,834	1998	2013	0	0	0	4.50	95.50

1 SFR CUST – 0% - 0 Heated Area: 5420 HX Base Yr



** This building has 13 Sub-Areas

12 MARSH POINT RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,776,141
TOTAL MARKET OB/XF VALUE	232,366
TOTAL LAND VALUE - MARKET	850,000
TOTAL MARKET VALUE	2,858,507
SOH/AGL Deduction	1,134,752
ASSESSED VALUE	1,723,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,723,755
TOTAL JUST VALUE	2,858,507
NCON VALUE	63,694
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,615,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
210696	SWIM POOL	0	02/01/2021
B21148	REPAIR ROTTEN WOO	2,000	03/01/2008
B9704059	NEW CONSTR	433,100	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/5	4/14/2023	WD	Q	I	01	3,885,000
GRANTOR: MCNICHOLS DAVID & MAR						
GRANTEE: GAYDAC JOHN & DANA						
2365/1047	6/01/2020	WD	Q	I	01	1,555,000
GRANTOR: WELLS JOYCE M						
GRANTEE: MCNICHOLS DAVID & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,0] W15 W1 S6 W34 N18 W16 S47 W2 S11 S1 E2 E16 N7 E10 E3 N1 E8 S1 E13 S24 E16 N20 E2 N18 W2 N13 E2 N10 W2 N3 $
FUS=[YR=2023;ORIG=80,0] E1 N14 E11 S16 E4 N16 E5 S14 E4 S25 W2 S14 W22 N14 W1 N25 $
FGR=[YR=1998;ORIG=-74,79] W1 S26 E1 S14 E22 N14 E2 N26 W4 N14 W1 W9 S14 W10 $
FUS=[YR=1998;ORIG=15,0] E2 E32 S34 W21 N9 W3 S6 W6 N6 W4 N25 $
UOP=[YR=1998;ORIG=-15,0] N6 U6L7 W22 W6 S18 E34 N6 E1 $
UOP=[YR=1998;ORIG=-68,46] W6 S19 E13 N14 W5 N4 W2 N1 $
FOP=[YR=1998;ORIG=17,0] N5 E30 S5 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	1998	1998	3	83	1,660	
3	0858	SCULP CONC	0	0	0	0	300.00	SF	13.00	13.00	100	1998	1998	3	93	3,627	
5	1126	CB/STC 8"	0	0	9	6	54.00	SF	8.00	8.00	100	1998	1998	3	77	333	
6	0861	POOL GUNIT	0	0	0	0	608.00	SF	85.00	85.00	100	2021	2021	3	98	50,646	
7	0911	SCRN RM A	0	0	0	0	2,152.00	SF	17.50	17.50	100	2021	2021	3	97	36,530	
8	0830	FLAGSTONE	0	0	0	0	1,544.00	SF	18.00	18.00	100	2021	2021	3	100	27,792	
9	0504	FP-ELECTRI	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2021	2021	3	100	3,000	
10	0871	POOL HTR R	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	3,880	
11	0855	CONC PAVER	0	0	0	0	340.00	SF	10.00	10.00	100	2021	2021	3	100	3,400	
12	0855	CONC PAVER	1	0	0	0	2,758.00	SF	10.00	10.00	100	2023	2022		100	27,580	

TOTAL OB/XF 158,448

LAND DESCRIPTION

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	000116	C	SFR MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	850,000.00	850,000.00	850,000							

REVIEW DATE 02/07/2022 BY DJ Total Acres: 0.00 Total Land Value: 850,000 Market: 0 Agricultural: 0 Common: 850,000 PRINTED 08/02/2023 BY SYS

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LONG POINT #1 PB 5/85-89

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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13	0920	CWALL-WD/M	1	0	0	0	120.00	LF	390.00	390.00	100	2023	2021		97	45,396	
14	0300	BOAT DCK W	1	0	0	0	600.00	SF	40.00	40.00	100	2023	2022		100	24,000	
15	0310	AL GANG WY	1	0	0	0	14.00	LF	115.00	115.00	100	2023	2022		100	1,610	
16	0303	FLT DOCK W	1	0	14	8	112.00	SF	26.00	26.00	100	2023	2022		100	2,912	

LAND DESCRIPTION

TOTAL OB/XF 73,918

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

REVIEW DATE 02/07/2022 BY DJ Total Acres: 0.00 Total Land Value: 850,000 Market: 0 Agricultural: 0 Common: 850,000 PRINTED 08/02/2023 BY SYS