LOT 1
IN OR 2071/1081
SOUND POINT @ LP PB5/190

MURRAY GEORGIA A
84 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00SP-0001-0000

BUILDING CHARACTERISTICS

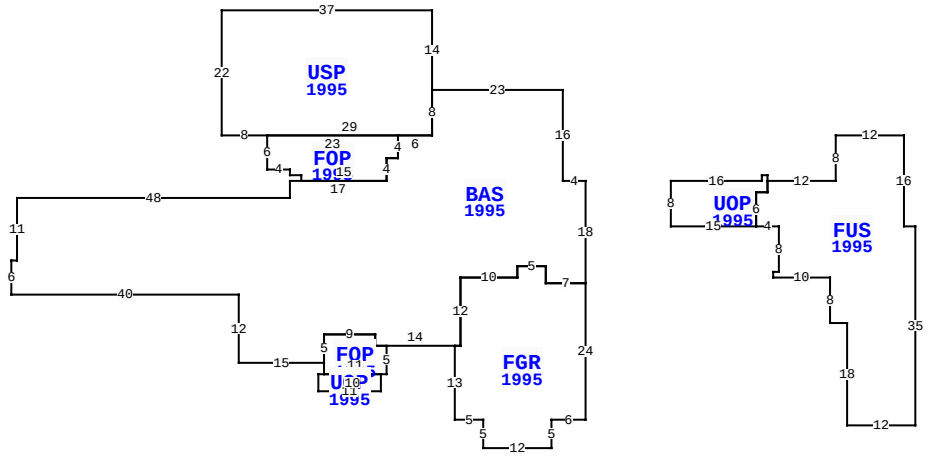
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
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	2,595	100	2,595	422,897
FGR	626	55	344	56,061
FOP	73	30	22	3,585
FOP	166	30	50	8,148
FUS	853	100	853	139,010
UOP	33	20	7	1,141
UOP	125	20	25	4,074
USP	814	30	244	39,764
TOTALS	5,285		4,140	674,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,140	132.2121	188.40	779,976	1995	1995	0	0	0	13.50	86.50

1 SFR CUST – 100% - 2017 Heated Area: 3448 HX Base Yr 2017



84 LONG POINT DR, 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		674,679
TOTAL MARKET OB/XF VALUE		20,002
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		1,344,681
SOH/AGL Deduction		529,830
ASSESSED VALUE		814,851
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		759,851
TOTAL JUST VALUE		1,344,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		987,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502119	SWIM POOL	15,000	07/01/1995
B9501594	NEW CONSTR	300,000	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2071/1081	9/13/2016	WD	Q	I	01	884,700
GRANTOR: ANDREASON ALLAN K & M						
GRANTEE: MURRAY GEORGIA A						
0693/0518	12/02/1993	WD	Q	V		112,500
GRANTOR: BORUSOVIC STEPHEN J						
GRANTEE: ANDREASON ALLAN & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W4 N16 W23 USP=[YR=1995] N14 W37 S22 E8 FOP=[YR=1995] S6 E4 S1 E2 S1 E15 N4 E2 N4 W23 $ E29 N8 $ S8 W6 S4 W2 S4 W17 S3 W48 S11 W1 S6 E40 S12 E15 FOP=[YR=1995] S2 UOP=[YR=1995] W1 S3 E11 N3 W10 $ E11 N5 W2 N2 W9 S5 $ N5 E9 S2 E14 FGR=[YR=1995] S13 E5 S5 E12 N5 E6 N24 W7 N3 W5 S2 W10 S12 W1 $ E1 N12 E10 N2 E5 S3 E7 N18 $ PTR= E15 UOP=[YR=1995] E16 N1 E1 S1 FUS=[YR=1995] E12 N8 E12 S16 E2 S35 W12 N18 W3 N8 W10 N1 E1 N8 W4 N6 E2 N2 $ S2 W2 S6 W15 N8 $ W15 $.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	79	1,580	
2	0812	CONCRETE C	0	100	0	0	3,394.00	SF	4.00	4.00	100	1995	1995	3	72	9,775	
3	0444	BOX FNC 4'	0	100	0	0	25.00	LF	6.50	6.50	100	1995	1995	3	20	33	
4	0861	POOL GUNIT	0	100	0	0	291.00	SF	85.00	85.00	100	1995	1995	3	20	4,947	
5	0845	KOOL DECK	0	100	0	0	442.00	SF	7.25	7.25	100	1995	1995	3	72	2,307	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	200	
7	0810	CONCRETE A	0	100	0	0	89.00	SF	6.50	6.50	100	1995	1995	3	72	417	
8	1126	CB/STC 8"	0	100	0	0	90.00	SF	8.00	8.00	100	1995	1995	3	72	518	
9	0810	CONCRETE A	0	100	8	6	48.00	SF	6.50	6.50	100	1995	1995	3	72	225	

LAND DESCRIPTION

TOTAL OB/XF 20,002

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	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000							

REVIEW DATE 05/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 08/02/2023 BY SYS