

LOT 10
IN OR 1650/1153
SOUND POINT @ LP PB5/190

KARLOVEC SANDRA G TRUST/KARLOVEC LUCIEN B CO-TRUST
136 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00SP-0010-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
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. 100
Units	0 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

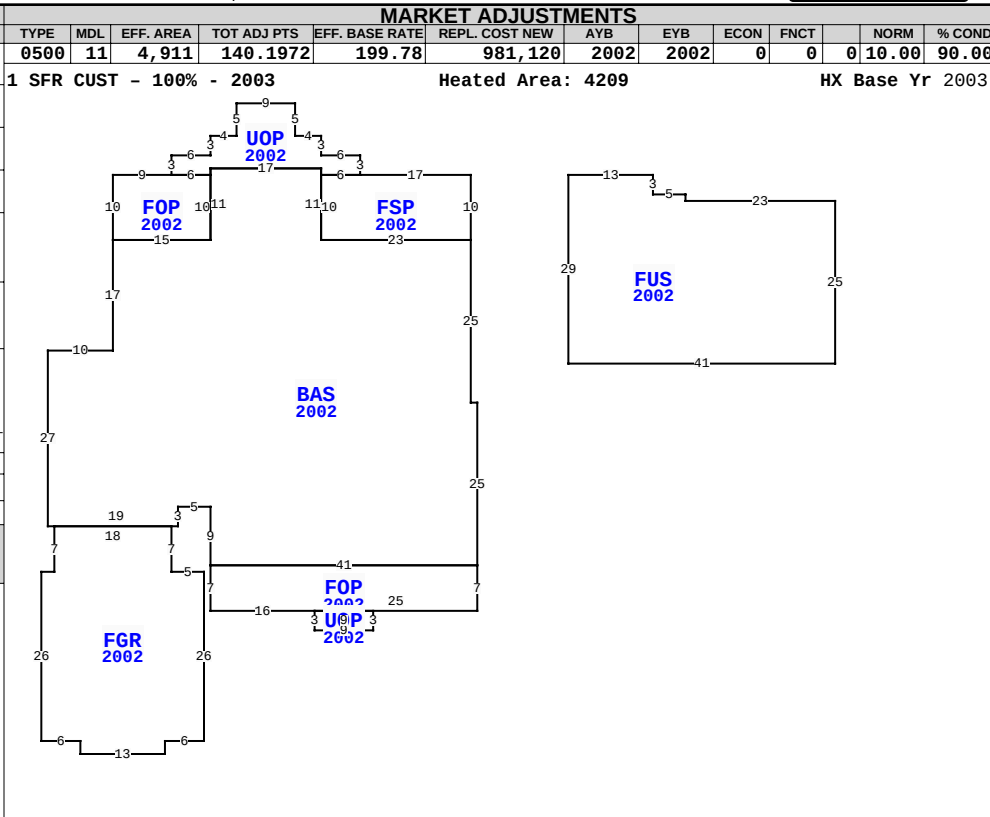
MAP NUM	MKT AREA	10
NEIGHBORHOOD/LOC	10007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,127	100	3,127	562,241
FGR	802	55	441	79,293
FOP	150	30	45	8,091
FOP	287	30	86	15,463
FSP	230	40	92	16,542
FUS	1,082	100	1,082	194,546
UOP	27	20	5	899
UOP	166	20	33	5,934

TOTALS	5,871	4,911	883,008
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0858	SCULP CONC	0 100	0	0	1,795.00	SF	13.00	
3	1126	CB/STC 8"	0 100	0	0	212.00	SF	8.00	
4	0810	CONCRETE A	0 100	0	0	213.00	SF	6.50	
5	0858	SCULP CONC	0 100	0	0	92.00	SF	13.00	
6	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	
7	0446	BOX FNC 6'	0 100	0	0	8.00	LF	20.00	
8	1242	WD DECK A	0 100	16	3	48.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00



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

136 LONG POINT DR, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		883,008	
TOTAL MARKET OB/XF VALUE		28,102	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		1,561,110	
SOH/AGL Deduction		673,663	
ASSESSED VALUE		887,447	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		837,447	
TOTAL JUST VALUE		1,561,110	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,144,501	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318528	H/AC	0	07/01/2013
M1217720	H/AC	0	11/01/2012
P014659	NEW CONSTR	0	04/01/2001
B0108036	NEW CONSTR	754,000	03/01/2001
E017818	TEMP POLE	13,000	03/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1650/1153	11/16/2009	WD U	I	30	
GRANTOR: KARLOVEC SANDRA G					
GRANTEE: KARLOVEC SANDRA G &					
0819/1916	1/20/1998	WD Q	V		
GRANTOR: GOWER WILLIAM H & GAY					
GRANTEE: KARLOVEC SANDRA G					

BUILDING NOTES									
BUILDING DIMENSIONS									
FSP=[YR=2002] W17 UOP=[YR=2002] N3 W6 N3 W4 N5 W9 S5 W4 S3 W6 S3 FOP=[YR=2002] W9 S10 BAS=[YR=2002] S17 W10 S27 E1 FGR=[YR=2002] S7 W2 S26 E6 S2 E13 N2 E6 N26 W5 N7 W18 \$ E19 N3 E5 S9 FOP=[YR=2002] S7 E16 UOP=[YR=2002] S3 E9 N3 W9 \$ E25 N7 W41 \$ E41 N25 W1 N25 W23 N11 W17 S11 W15 \$ E15 N10 W6 \$ E6 N1 E17 S1 E6 \$ W6 S10 E23 N10 \$ PTR= E15 FUS=[YR=2002] E13 S3 E5 S1 E23 S25 W41 N29 \$ W15 \$.									