LOT 11
IN OR 2116/939
SOUND POINT @ LP PB5/190

ERICKSON JOHN C & NANCY A
140 LONG POINT DR
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00SP-0011-0000

BUILDING CHARACTERISTICS

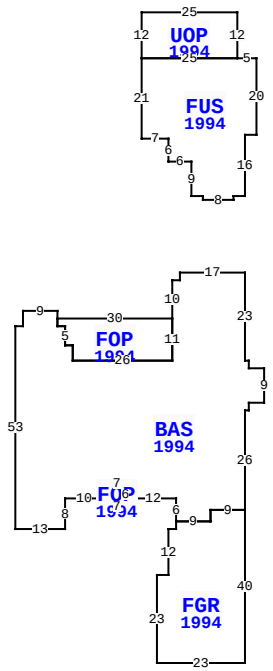
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,960	100	2,960	532,859
FGR	832	55	458	82,449
FOP	42	30	13	2,340
FOP	304	30	91	16,382
FUS	881	100	881	158,598
UOP	300	20	60	10,801
TOTALS	5,319		4,463	803,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,463	135.8368	193.57	863,903	1994	2008	0	0	0	7.00	93.00

1 SFR CUST - 100% - 2018 Heated Area: 3841 HX Base Yr 2018



140 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		803,430
TOTAL MARKET OB/XF VALUE		51,661
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		1,505,091
SOH/AGL Deduction		579,654
ASSESSED VALUE		925,437
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		875,437
TOTAL JUST VALUE		1,505,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,102,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B00846	SWIM POOL	15,000	03/01/1994
B0551	NEW CONSTR	331,125	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2116/0939	4/26/2017	WD	Q	I	01	1,180,000
GRANTOR: TOUCHETTE ROBERT V &						
GRANTEE: ERICKSON JOHN C & N						
2000/1345	8/26/2015	WD	U	I	11	100
GRANTOR: TOUCHETTE ROSANN M &						
GRANTEE: TOUCHETTE ROBERT V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W17 S2 W2 S10 FOP=[YR=1994] W30 S2 E2 S5 E2 S4 E26 N11 $ S11 W26 N4 W2 N5 W2 N4 W9 S4 W2 S53 E13 N8 E10 FOP=[YR=1994] S2 E7 N6 W7 S4 $ N4 E7 S4 E12 S6 FGR=[YR=1994] S2 W2 S12 W3 S23 E23 N40 W9 S3 W9 $ E9 N3 E9 N26 E1 N2 E4 N9 W4 N2 W1 N23 $ PTR= N20 FUS=[YR=1994] N16 E3 N20 W5 UOP=[YR=1994] N12 W25 S12 E25 $ W25 S21 E7 S6 E6 S9 E3 S1 E8 N1 E3 $ S20 $.

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	1994	1994	3	77	1,540	
2	0855	CONC PAVER	0	100	0	0	1,737.00	SF	7.00	7.00	100	2014	2014	3	95	11,551	
3	0845	KOOL DECK	0	100	0	0	622.00	SF	7.25	7.25	100	1994	1994	3	70	3,157	
4	0861	POOL GUNIT	0	100	0	0	340.00	SF	85.00	85.00	100	1994	1994	3	20	5,780	
5	0855	CONC PAVER	0	100	0	0	42.00	SF	7.00	7.00	100	2014	2014	3	95	279	
6	0911	SCRN RM A	0	100	0	0	1,128.00	SF	17.50	17.50	100	2018	2018	3	86	16,976	
7	0855	CONC PAVER	0	100	0	0	270.00	SF	7.00	7.00	100	2014	2014	3	95	1,796	
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1994	1994	3	20	200	
9	1126	CB/STC 8"	0	100	0	0	174.00	SF	8.00	8.00	100	1994	1994	3	70	974	
10	0855	CONC PAVER	0	100	0	0	480.00	SF	20.00	20.00	100	2018	2018	3	98	9,408	

TOTAL OB/XF 51,661

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	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 11/27/2018 BY DJ Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 08/02/2023 BY SYS