



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
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
Occupancy	00	NONE 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	242	100	242	30,705
BAS	1,128	100	1,128	143,120
FBM	311	80	249	31,593
FGR	840	55	462	58,619
FOP	12	30	4	507
FOP	117	30	35	4,440
FOP	176	30	53	6,724
FOP	414	30	124	15,733
FSP	319	40	128	16,241
FSP	606	40	242	30,705
TOTALS	6,642		4,872	618,157

** This building has 14 Sub-Areas

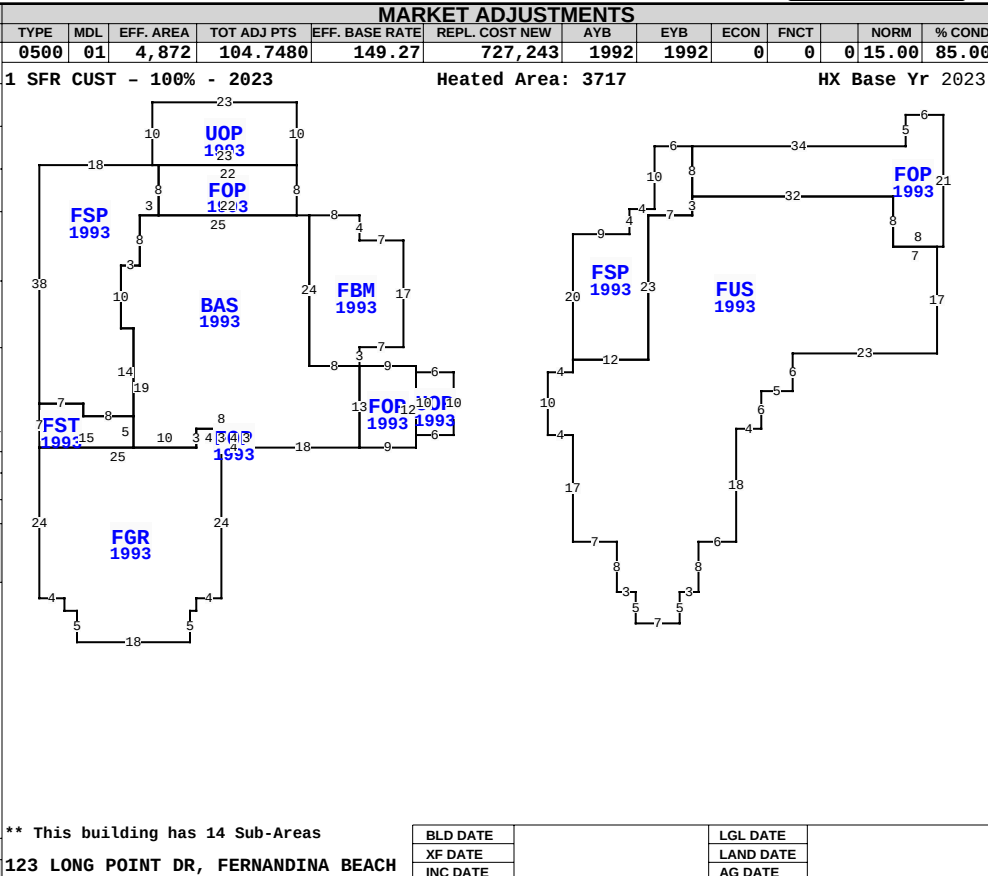
123 LONG POINT DR, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

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
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	1992	1992	3	74	1,480
2	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00	1,000.00	100	1992	1992	3	20	200
3	0820	WOOD WALK	0	100	0	0		366.00	SF 11.75	11.75	100	1992	1992	3	40	1,720
4	0300	BOAT DCK W	0	100	0	0		828.00	SF 40.00	40.00	100	1992	1992	3	20	6,624
5	0855	CONC PAVER	0	100	0	0		1,854.00	SF 7.00	7.00	100	2018	2018	3	98	12,718
6	0855	CONC PAVER	0	100	0	0		1,600.00	SF 7.00	7.00	100	2018	2018	3	98	10,976
7	0445	BOX FNC 5'	0	100	0	0		22.00	LF 8.10	8.10	100	1992	1992	3	20	36
8	1126	CB/STC 8"	0	100	0	0		112.00	SF 8.00	8.00	100	1992	1992	3	66	591

LAND DESCRIPTION			TOTAL OB/XF 34,345													
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
1	000132	C	SFR RIVER	100			0.00	0.00	2.00	LT		1.00	1.00	0.70	750,000.00	525,000.00



NASSAU COUNTY PROPERTY			PAGE 1 of 1	5
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			618,157	
TOTAL MARKET OB/XF VALUE			34,345	
TOTAL LAND VALUE - MARKET			1,050,000	
TOTAL MARKET VALUE			1,702,502	
SOH/AGL Deduction			0	
ASSESSED VALUE			1,702,502	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			1,652,502	
TOTAL JUST VALUE			1,702,502	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			1,352,428	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015276	REMODEL	40,000	10/12/2022
22011670	REMODEL	400,000	08/01/2022
B1804608	SWIM POOL	50,000	05/07/2018
B22589	REMODEL	6,000	06/01/2009
7137	NEW CONSTR	406,000	04/03/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2561/1004	5/09/2022	WD	Q	I	05	2,775,000
GRANTOR: NEWBURGER CAROL P						
GRANTEE: ELFMAN MERRICK						
2105/0569	3/07/2017	WD	Q	I	02	1,300,000
GRANTOR: LEYDEN JAMES J & CLAU						
GRANTEE: NEWBURGER CAROL P						

BUILDING NOTES																
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BUILDING DIMENSIONS																
UOP=[YR=1993] W6 FOP=[YR=1993] N1 W9 FBM=[YR=1993] N3E7N17W7N4W8BAS=[YR=1993] W2 FOP=[YR=1993] N8UOP=[YR=1993] N10 W23 S10FSP=[YR=1993] W18 S38FST=[YR=1993] S7 FGR=[YR=1993] S24E4S2 E2S5 E18N5 E1 N2 E4 N24FOP=[YR=1993] E4N3W4 S3N3 W4S3W25E15N5W8N2W7E7S2 E8N14 W2N10E3N8E3N8W1E23SW22S8E22\$ W25S8W3S10E2S19E10N3E8S3 E18 N13W8N24S24E8\$S13E9N12S10E6 N10\$PTR=E15FUS=[YR=1993] E4N2 FSP=[YR=1993] E12N23E7N3FOP=[YR=1993] E32 S8E8N21W6S5W34S8S8N8W6S10W4S4W9 S20\$E12N23 E7N3E32S8E7S17W23S6 W5S6W4S18W6S8W3S5W7N5W3N8W7N17 W4N10\$W15\$ BAS=[YR=1993] 242 \$																