

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	80
Exterior Wall	16	WD FR STUC	20
Roof Structure	08	IRREGULAR	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	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
BAS	3,373	100	3,373
FGR	913	55	502
FOP	88	30	26
FOP	300	30	90
FSP	288	40	115
FST	48	55	26
FUS	513	100	513
UOP	24	20	5
TOTALS	5,547		4,650

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2003								
Heated Area: 3886											
HX Base Yr 2003											

EXTRA FEATURES																
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	2.00	UT	2,000.00	2,000.00	100	2002	2002	3	87	3,480	
2	0825	BRICK	0	100	0	3,059.00	SF	12.50	12.50	100	2002	2002	3	95	36,326	
3	0857	SANDSTONE	0	100	0	833.00	SF	16.00	16.00	100	2012	2012	3	98	13,061	
4	0861	POOL GUNIT	0	100	0	368.00	SF	85.00	85.00	100	2002	2002	3	32	10,010	
5	0300	BOAT DCK W	0	100	0	2,922.00	SF	40.00	40.00	100	2002	2002	3	32	37,402	
6	0462	ST/AL FNC	0	100	0	1,212.00	SF	10.00	10.00	100	2002	2002	3	32	3,878	
8	0810	CONCRETE A	0	100	11	55.00	SF	6.50	6.50	100	2002	2002	3	83	297	
9	1126	CB/STC 8"	0	100	0	30.00	SF	8.00	8.00	100	2002	2002	3	83	199	
10	1242	WD DECK A	0	100	4	16.00	SF	10.00	10.00	100	2002	2002	3	21	34	
11	0322	BOAT LFT L	0	100	0	1.00	UT	1,500.00	1,500.00	100	2002	2002	3	21	315	

113 LONG POINT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	857,925		
TOTAL MARKET OB/XF VALUE	111,782		
TOTAL LAND VALUE - MARKET	1,920,000		
TOTAL MARKET VALUE	2,889,707		
SOH/AGL Deduction	1,069,289		
ASSESSED VALUE	1,820,418		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	1,770,418		
TOTAL JUST VALUE	2,889,707		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	2,624,302		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313558	REMODEL	6,200	07/01/2013
E1325771	NEW CONSTR	280	01/01/2013
P1216202	PLSKIT	0	11/01/2012
B1226313	SUMKIT	80,000	08/01/2012
B0209207	NEW CONSTR	550,000	01/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/0567	4/22/2019	WD	U	I	11	100
GRANTOR: SHIRLEY GAIL RIDDELL						
GRANTEE: RIDDELL WILLIAM G J						
1440/0901	8/29/2006	WD	U	I	07	100
GRANTOR: RIDDELL WILLIAM G JR						
GRANTEE: RIDDELL SHIRLEY GAI						

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2013] W15 D6 L6 BAS=[YR=2002] W7 D8 L8	
FOP=[YR=2002] W31 S12 E19 U12 R12 \$ D12 L12 W19 N15 U5 L5	
W7 D5 L5 S46 E10 D4 R4 E8 FOP=[YR=2002] D4 R4	
UOP=[YR=2002] D3 L1 E9 U3 L1 W7\$ E7 U4 R4 U4 L4 W7 D4	
L4 \$ U4 R4 E7 D4 R4 E9 U4 R4 E3 S6 FGR=[YR=2002] S36 E6	
S1 R2 D2 E8 U2 R2 N1 E6 N11 E1 N12 W1 N11 W2 N2 W12 N3 W3	
S3 W7\$ E7 N3 E3 S3 E12 N6 E3 N26 U12 L12 U3 R3 U10 L6 \$	
D10 R6 E15 N16\$ PTR= N15 FST=[YR=2002] N6 E8 FUS=[YR=2002]	
N9 E31 S15 W9 S6 W8 N6 W14 N6\$ S6W8\$ S15\$ .	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000132	C	SFR RIVER	100		PUD	0.00	0.00	2.00	LT		1.00	1.00	0.80	1,200,000.00	960,000.00	1,920,000							

