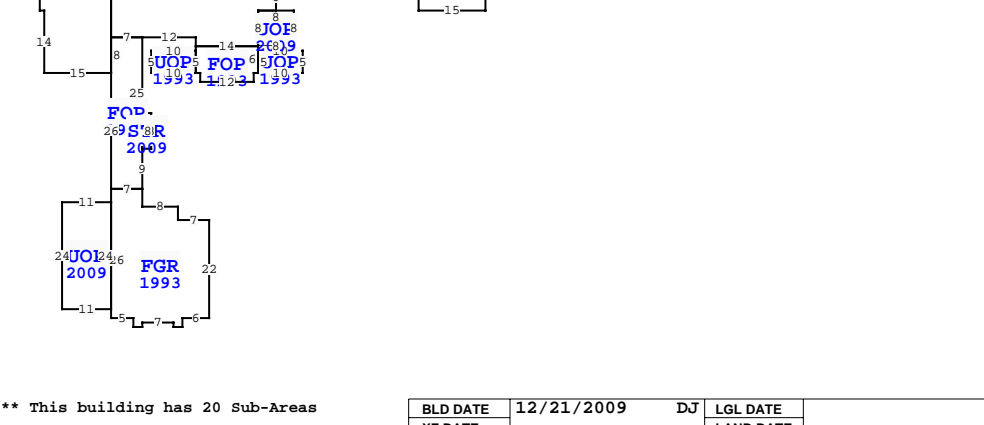


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 60
Exterior Wall	16 WD FR STUC 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 90
Interior Floor	14 CARPET 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	6 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	22	6,531	371.5973	529.53	3,458,360	1992	1992	0	0	0	15.00	85.00	
1 SFR CUST - 100% - 2002 Heated Area: 5692 HX Base Yr 2002													

NASSAU COUNTY PROPERTY			PAGE 1 of 3	5
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 5			Tax Dist:	
BUILDING MARKET VALUE			3,570,925	
TOTAL MARKET OB/XF VALUE			205,736	
TOTAL LAND VALUE - MARKET			1,800,800	
TOTAL MARKET VALUE			5,577,461	
SOH/AGL Deduction			2,953,287	
ASSESSED VALUE			2,624,174	
TOTAL EXEMPTION VALUE			HX HB 50,000	
BASE TAXABLE VALUE			2,574,174	
TOTAL JUST VALUE			5,577,461	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			3,278,466	

Quality	02 Quality Level 02			
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	1,897	100	1,897	853,840
BAS	112	100	112	50,411
BAS	926	100	926	416,793
FGR	572	55	315	141,782
FOP	108	30	32	14,403
FOP	238	30	71	31,957
FOP	443	30	133	59,863
FOP	459	30	138	62,114
FOP	70	30	21	9,452
FST	36	55	20	9,002
TOTALS	8,202		6,531	2,939,606



PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19906	CO ISSUED	0	09/04/2009
M14774	MECH OTHER	0	08/01/2009
M13565	MECH OTHER	0	01/01/2008
P12682	OTHER	0	08/01/2007
P12683	OTHER	0	08/01/2007
P12684	OTHER	0	08/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0996/1334	7/09/2001	WD Q	Q	I		1,155,000
GRANTOR: WATTERS WILLIAM & JOY						
GRANTEE: FLYNN JAMES F & JANET						
0781/0365	1/02/1997	WD U	I	21		550,000
GRANTOR: FROST LIONEL S						
GRANTEE: WATTERS WILLIAM & J						

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	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	74	1,480
7	0300	BOAT DCK W	0	100	0	0	2,143.00	SF	40.00	40.00	100	2000	2000	3	29	24,859
8	0322	BOAT LFT L	0	100	0	0	2.00	UT	1,500.00	1,500.00	100	2000	2000	3	20	600
9	0920	CWALL-WD/M	0	100	0	0	311.00	LF	390.00	390.00	100	2004	2004	3	24	29,110
11	0855	CONC PAVER	0	100	70	5	350.00	SF	10.00	10.00	100	2009	2009	3	91	3,185
12	0450	PREFAB FNC	0	100	68	0	68.00	LF	16.00	16.00	100	2009	2009	3	45	490
13	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2009	2009	3	78	468
14	0462	ST/AL FNC	0	100	14	0	56.00	SF	10.00	10.00	100	2009	2009	3	60	336
15	1126	CB/STC 8"	0	100	2	2	288.00	SF	8.00	8.00	100	2009	2009	3	91	2,097
16	1126	CB/STC 8"	0	100	34	0	170.00	SF	8.00	8.00	100	2009	2009	3	91	1,238

TOTAL OB/XF														63,863										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% 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	1.00	LT		1.00	1.00	1.00	1,200,000.00	1,200,000.00	1,200,000							
2	000132	C	SFR RIVER	100			0.00	0.00	1.00	LT		1.00	1.00	0.50	1,200,000.00	600,000.00	600,000							
3	000132	C	SFR RIVER	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	800.00	800.00	800							

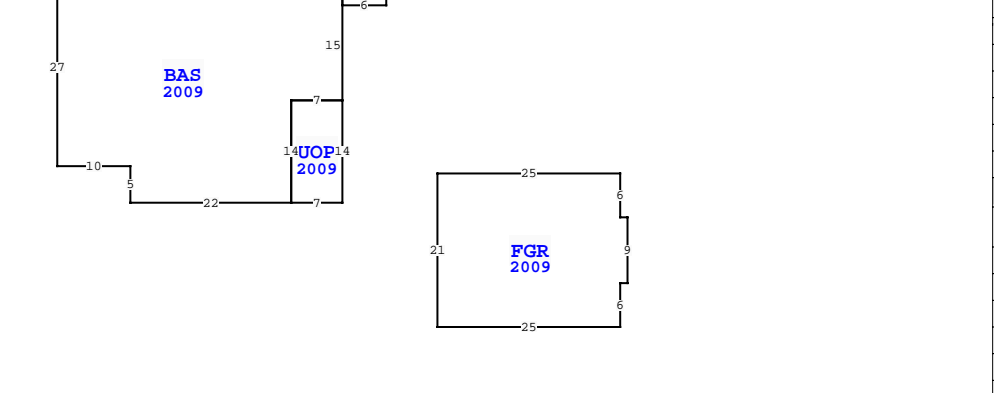
BUILDING NOTES													
BUILDING DIMENSIONS													
FOP=[YR=1993] W24 L17 D8 BAS=[YR=2009] W6 L5 D5													
S1W8S21E1S18E1S14E1S FOP=[YR=1993] S26FGR=[YR=1993]													
S3UOP=[YR=2009] W11S24E11N24S26E5S2E2N1E7S1E2													
N2E6N2W7N3W8N4W7E7N9STR=[YR=2009]													
E2N8W2S8N2S5BAS=[YR=1993] E12S2 FOP=[YR=1993] S1UOP=[YR=1993]													
W10S5E10N5S S5E1S2E12N2E1 UOP=[YR=1993] E10 N5 W10 S5 N6													
W14S5E14 UOP=[YR=2009] E8 N8 W8 S8 N8 E4N6 E6 N35 W11 U3 L3													
W7 L3 D3 S6 W12 N4 W7 S45 E7S W7 S8S N53 E7 N1 U5 L5 S R5													
D5 S5 E12 N6 U3 R3 E7 R3 D3 E11 FOP=[YR=2009] E3													
FST=[YR=2009] S9 E4 N9 W4S E4 N10 W7 S10S N12S PTR=E25													
FUS=[YR=2009] E10 N1 U5 R5 E6 FOP=[YR=1993] U8 R15 E24S3													
UOP=[YR=1993] E7 S10W1 STR=[YR=1993] S18 W4 N18 E4 S W4 N1													

REVIEW DATE 11/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,800,800 Market: 0 Agricultural: 0 Common: 1,800,800 PRINTED 08/02/2023 BY SYS																							
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BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	08 IRREGULAR 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	19 MARBLE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	1 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2.100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SFR CUST	- 100%	- 2002		Heated Area: 2012					HX Base Yr	2002



NASSAU COUNTY PROPERTY		PAGE 2 of 3	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			3,570,925
TOTAL MARKET OB/XF VALUE			205,736
TOTAL LAND VALUE - MARKET			1,800,800
TOTAL MARKET VALUE			5,577,461
SOH/AGL Deduction			2,953,287
ASSESSED VALUE			2,624,174
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			2,574,174
TOTAL JUST VALUE			5,577,461
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			3,278,466

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
BAL	110	15	16	3,752
BAS	1,061	100	1,061	248,822
FGR	534	55	294	68,948
FOP	110	30	33	7,739
FOP	196	30	59	13,836
FST	35	55	19	4,456
FUS	951	100	951	223,026
UOP	98	20	20	4,690
UOP	215	20	43	10,084
UOP	979	20	196	45,966
TOTALS	4,289		2,692	631,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19905	ADDITION	425,000	05/01/2007
B19906	ADDITION	560,000	05/01/2007
E19282	ELEC OTHER	2,000	05/01/2007
R10360	REPAIR/RRF	10,500	05/01/2007
R10361	REPAIR/RRF	6,500	05/01/2007
R10362	REPAIR/RRF	1,350	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0996/1334	7/09/2001	WD Q	Q	I		1,155,000

GRANTOR: WATTERS WILLIAM & JOY  
 GRANTEE: FLYNN JAMES F & JAN  
 0781/0365 1/02/1997 WD U I 21 550,000  
 GRANTOR: FROST LIONEL S  
 GRANTEE: WATTERS WILLIAM & J

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
17	1100	VAC SYSTEM	0 100	0	0	1.00	UT	800.00	800.00	100	2009	2009	3	45	360	
18	0866	POOL FIBER	0 100	0	0	619.00	SF	72.00	72.00	100	2009	2009	3	45	20,056	
19	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2009	2009	3	45	450	
20	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	45	900	
21	0600	SUMMER KIT	0 100	0	0	2.00	UT	5,000.00	5,000.00	100	2009	2009	3	45	4,500	
22	1075	TRELLIS G	0 100	44	9	396.00	SF	21.00	21.00	100	2009	2009	3	60	4,990	
23	1076	TRELLIS A	0 100	16	7	112.00	SF	7.50	7.50	100	2009	2009	3	60	504	
24	1076	TRELLIS A	0 100	8	4	32.00	SF	7.50	7.50	100	2009	2009	3	60	144	
25	0855	CONC PAVER	0 100	0	0	5,303.00	SF	10.00	10.00	100	2009	2009	3	91	48,257	
26	0840	MARBLE	0 100	0	0	629.00	SF	30.00	30.00	100	2009	2009	3	98	18,493	

TOTAL OB/XF																
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
105 LONG POINT DR, FERNANDINA BEACH																
TOTALS																

BUILDING NOTES											
BLD DATE 12/21/2009 DJ LGL DATE XF DATE LAND DATE INC DATE AG DATE											
BUILDING DIMENSIONS											
UOP=[YR=2009] W13N9W7M5 D5 L35 S3E31 S20W31S3E3S5BAS=[YR=2009] S27E10S5 E22UOP=[YR=2009] E7N14W7S14\$ N14E7 N15W13N3W2FOP=[YR=2009] N5W22S5E22\$ W24\$ E2N5E22S5E2S3E13S2E6N8 FOP=[YR=2009] N14W14S14E14\$ E7N19\$ PTR=E20 UOP=[YR=2009] E6 FUS=[YR=2009] N13E2 BAL=[YR=2009] N5E22S5W22\$ E24 S3E13S15W7S9 FST=[YR=2009] S5W7N5E7\$ W32N14\$ S14E25S5W29N12W2N7\$ W20\$ PTR=S50 FGR=[YR=2009] S21E25N6 E1N9W1N6W25\$ N50\$.											

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
REVIEW DATE 11/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,800,800 Market: 0 Agricultural: 0 Common: 1,800,800 PRINTED 08/02/2023 BY SYS																								

