

LOT 8 & E 17.33FT LOT 7
& DOCK ESMT
RGTS PR OR 1066/1545 (EX

FISCHER KENNETH & BARBARA REV LIVING TRUST/FISCHER
161 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00TP-0008-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	17 CB STUCCO 30
Roof Structure	08 IRREGULAR 100
Roof Cover	07 CONC TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	17 PRECAST CN 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	3. 100
Units	0 100

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
BAL	62	15	9	2,496
BAL	74	15	11	3,051
BAL	75	15	11	3,051
BAS	1,217	100	1,217	337,548
FGR	638	55	351	97,354
FOP	44	30	13	3,606
FOP	110	30	33	9,153
FOP	170	30	51	14,145
FOP	300	30	90	24,963
FOP	300	30	90	24,963
TOTALS	7,656		6,054	1,679,141

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0812
3	1126
4	0861

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00		2007	2007	3	92	3,220	
2	0812	CONCRETE C	0	100	0	0		2,245.00	SF 4.00		2007	2007	3	89	7,992	
3	1126	CB/STC 8"	0	100	112	0		448.00	SF 8.00		2007	2007	3	89	3,190	
4	0861	POOL GUNIT	0	100	0	0		116.00	SF 170.00		2007	2007	3	52	10,254	

LAND DESCRIPTION	
L N	USE CODE
1	000130

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	12	6,054	203.8130	290.43	1,758,263	2007	2013	0	0
1 SFR CUST - 100% - 2023									
Heated Area: 5172									
HX Base Yr 2023									
F50 2007 FOP 2007 FSP 2007 FGR 2007 BAS 2007 FUS 2007 FOP 2007 FUS 2007 BAL 2007									

** This building has 17 Sub-Areas	BLD DATE	01/07/2008	DJ	LGL DATE
	XF DATE			LAND DATE
	INC DATE			AG DATE

161 LONG POINT DR, FERNANDINA BEACH									
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TOTAL OB/XF									
24,656									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		1,679,141	
TOTAL MARKET OB/XF VALUE		24,656	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		2,353,797	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,353,797	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		2,303,797	
TOTAL JUST VALUE		2,353,797	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,202,580	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18714	SWIM POOL	26,964	10/01/2006
M12137	MECH OTHER	0	10/01/2006
R09682	REPAIR/RRF	35,000	09/01/2006
E17804	ELEC OTHER	1,900	08/01/2006
P11032	OTHER	0	04/01/2006
C17210	CO ISSUED	0	02/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2588/1244	8/31/2022	WD Q	Q	I	01
GRANTOR: HEARD WILLIAM C & KAY					
GRANTEE: FISCHER KENNETH & B					
1950/0325	12/01/2014	SW U	I	12	1,275,000
GRANTOR: CITIZENS STATE BANK					
GRANTEE: HEARD WILLIAM C & K					

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2007] W15 FOP=[YR=2007] N2 W30 PTO=[YR=2007] W3 S5 E3 N5\$ S10 BAS=[YR=2007] S13 FGR=[YR=2007] S24 FOP=[YR=2007] S4 E11 N4 W11\$ E11 S10 FOP=[YR=2007] S5 E25 STP=[YR=2007] S6 E8 N6 W8\$ E9 N5 W34\$ E11 N34 W22\$ E22 S34 E23 N37 W15 N10 W30\$ E30 N8\$ S18 E15 N18\$ PTR=E15 FOP=[YR=2007] S10 FUS=[YR=2007] S40 E11 S11 BAL=[YR=2007] S3 E19 N3 FOP=[YR=2007] E6 UOP=[YR=2007] S6 E8 N6 W8\$ E9 N5 W22 S5 E7\$ W10 N1 W5 S1 W4\$ E4 N1 E5 S1 E3 N5 E22 N8 W16 S4 E9 N4 E7 N46 W15 S8 W30\$ E30 N10 W30\$ W15\$ PTR=E75 FOP=[YR=2007] S11 FUS=[YR=2007] S19 E11 S25 BAL=[YR=2007] S7 E11 N4 W1 N3 W10\$ E10 S3 E1 S4 E8 BAL=[YR=2007] E15 N5 W15 S5\$ N5 E15 N8 W15 S4 E9 N4 E6 N32 W15 N6 W30\$ E30 N11	