

LOT 4
ESMT PT OR 1773/1210
SOUND POINT @ LONG POINT #2

KALKREUTH JOHN L & SHERRI L
49 ARLINGTON DR
WHEELING, WV 26003

2023

03-6N-29-0SP2-0004-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		16	WD FR STUC 100		0500	11	5,593	178.1535	253.87	1,419,895	1994	2004	0	0	0	9.00	91.00	VALUATION BY		STANDARD									
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 0% - 0													Tax Group: 5		Tax Dist:									
Roof Cover		03	COMP SHNGL 100		Heated Area: 4641													BUILDING MARKET VALUE		1,292,104									
Interior Wall		05	DRYWALL 100		HX Base Yr													TOTAL MARKET OB/XF VALUE		76,246									
Interior Floo		12	HARDWOOD 50															TOTAL LAND VALUE - MARKET		1,380,000									
Interior Floo		19	MARBLE 50															TOTAL MARKET VALUE		2,748,350									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		331,200									
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE		2,417,150									
Bedrooms			4 100															TOTAL EXEMPTION VALUE		0									
Bathrooms			5.5 100															BASE TAXABLE VALUE		2,417,150									
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE		2,748,350									
Stories		2.	2. 100															NCON VALUE		0									
Units			0 100															INCOME VALUE											
																		PREVIOUS YEAR MKT VALUE		2,197,409									
Quality		06	Quality Level 06																										
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		2,872	100	2,872	663,495																								
FEP		165	80	132	30,495																								
FGR		624	55	343	79,240																								
FOP		35	30	10	2,310																								
FOP		235	30	70	16,172																								
FSP		264	40	106	24,488																								
FUS		1,769	100	1,769	408,677																								
PTO		168	5	8	1,848																								
UOP		55	20	11	2,542																								
UOP		85	20	17	3,928																								
TOTALS		7,545		5,593	1,292,104																								
EXTRA FEATURES						8 SOUND POINT PL, FERNANDINA BEACH																							
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	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	77	1,540													
2		0858	SCULP CONC	0	0	0	3,948.00	SF	13.00	13.00	100	1994	1994	3	91	46,705													
3		0300	BOAT DCK W	0	0	438	5	SF	40.00	40.00	100	1994	1994	3	23	20,148													
4		1126	CB/STC 8"	0	0	6	8	SF	8.00	8.00	100	1994	1994	3	70	269													
5		0446	BOX FNC 6'	0	0	0	0	LF	20.00	20.00	100	1994	1994	3	20	48													
6		0820	WOOD WALK	0	0	0	0	SF	11.75	11.75	100	1994	1994	3	40	865													
7		0300	BOAT DCK W	0	0	20	11	SF	40.00	40.00	100	1994	1994	3	23	2,024													
8		0303	FLT DOCK W	0	0	12	4	SF	26.00	26.00	100	2005	2005	3	44	549													
9		0317	DCK PLNG W	0	0	0	0	UT	1,000.00	1,000.00	100	2005	2005	3	27	1,350													
10		0311	WD GANG WY	0	0	0	0	SF	45.00	45.00	100	2005	2005	3	27	243													
LAND DESCRIPTION		TOTAL OB/XF															73,741												
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.15	1,200,000.00	1,380,000.00	1,380,000											
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