

LOT 15
IN OR 2222/367
LONG POINT #1 PB 5/85-89

KESHEN LEONARD M
46 LONG POINT DR
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00LP-0015-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA
	10

NEIGHBORHOOD/LOC	10007.00
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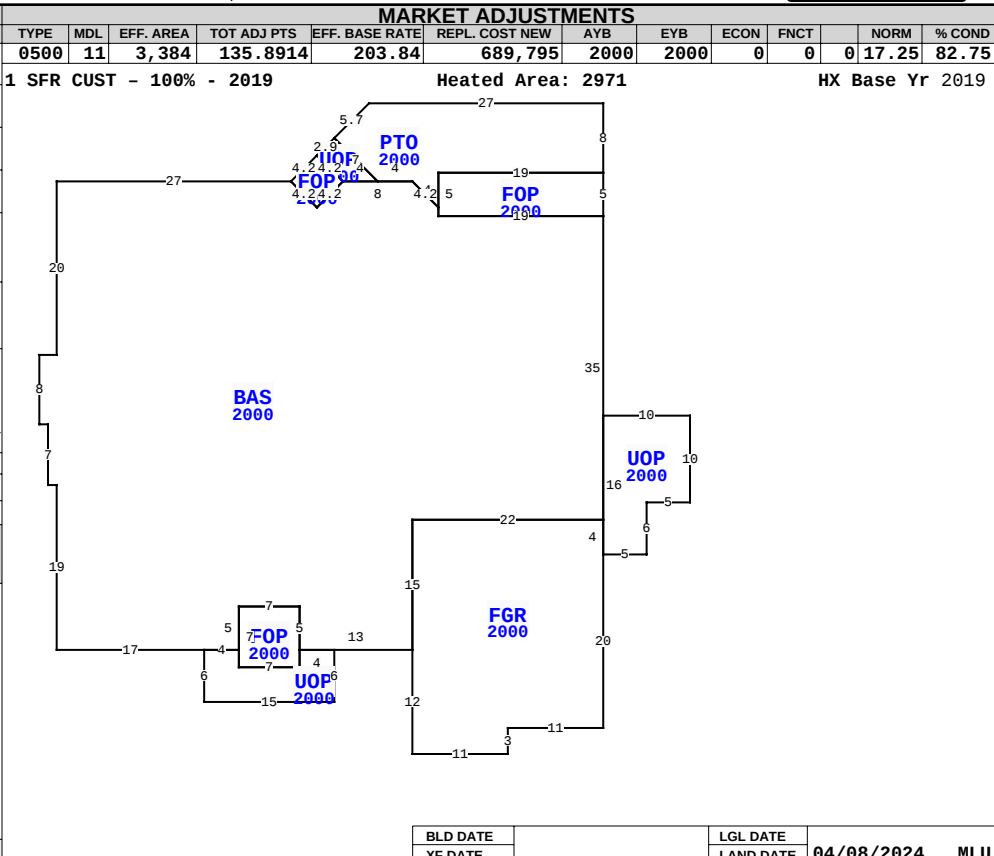
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,971	100	2,971	501,141
FGR	561	55	309	52,122
FOP	18	30	5	843
FOP	49	30	15	2,530
FOP	95	30	28	4,723
PTO	244	5	12	2,024
UOP	16	20	3	506
UOP	76	20	15	2,530
UOP	130	20	26	4,386
TOTALS	4,160		3,384	570,805

EXTRA FEATURES	
L N	OB/XF CODE
1	0504 FP-ELECTRI
2	0812 CONCRETE C
3	0825 BRICK
4	0825 BRICK
5	0810 CONCRETE A
6	1127 BRICK 8"
7	0885 WATERSCAPE

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	100	2000	2000	3	84	1,680	
2	0812	CONCRETE C	0	100	0	0	2,048.00	SF	2.80	100	2000	2000	3	79	4,530	
3	0825	BRICK	0	100	0	0	338.00	SF	12.50	100	2000	2000	3	94	3,972	
4	0825	BRICK	0	100	0	0	111.00	SF	12.50	100	2000	2000	3	94	1,304	
5	0810	CONCRETE A	0	100	0	0	281.00	SF	6.50	100	2000	2000	3	79	1,443	
6	1127	BRICK 8"	0	100	0	0	38.00	SF	11.00	100	2000	2000	3	94	393	
7	0885	WATERSCAPE	0	100	0	0	1.00	UT	5,000.00	100	2004	2004	3	100	5,000	

LAND DESCRIPTION	
L N	USE CODE
1	000140 C

REVIEW DATE	05/12/2019	BY	KBA
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46 LONG POINT DR, FERNANDINA BEACH

TOTAL OB/XF	
18,322	

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18,322	

REVIEW DATE	05/12/2019	BY	KBA
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Total Acres:	0.00	Total Land Value:	750,000	Market:	0	Agricultural:	0	Common:	750,000
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NASSAU COUNTY PROPERTY	
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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	570,805
TOTAL MARKET OB/XF VALUE	18,322
TOTAL LAND VALUE - MARKET	750,000
TOTAL MARKET VALUE	1,339,127
SOH/AGL Deduction	586,160
ASSESSED VALUE	752,967
TOTAL EXEMPTION VALUE	HX HB WX 55,000
BASE TAXABLE VALUE	697,967
TOTAL JUST VALUE	1,339,127
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,215,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P993587	NEW CONSTR	9,500	08/01/1999
B9906155	NEW CONSTR	300,000	06/01/1999

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P993587	NEW CONSTR	9,500	08/01/1999
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BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=2000] W27 D4 L4 UOP=[YR=2000] L2 D2 FOP=[YR=2000] L3 D3 BAS=[YR=2000] W27 S20 W2 S8E1 S7 E1 S19 E17 UOP=[YR=2000] S6 E15 N6 W4 FOP=[YR=2000] N5 W7 S7 E7N2 \$ S2 W7 N2 W4 \$ E4 N5 E7 S5E13 FGR=[YR=2000] S12 E11 N3 E11 N20 UOP=[YR=2000] E5 N6 E5 N10 W10 S16 \$ N4 W22 S15 \$ N15 E22 N35 FOP=[YR=2000] N5 W19 S5 E19\$ W19 N1 U3 L3 W8 D3 L3 U3 L3 \$ R3 D3 U3 R3 U3 L3 \$ D3 R3 E4 U5 L5 \$ D5 R5 E4 D3 R3 N4 E19 N8\$.	

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