LOT 25
IN OR 1003/1468
LONG POINT #1 PB 5/85-89

MEYERS KATHERINE L
66 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00LP-0025-0000

BUILDING CHARACTERISTICS

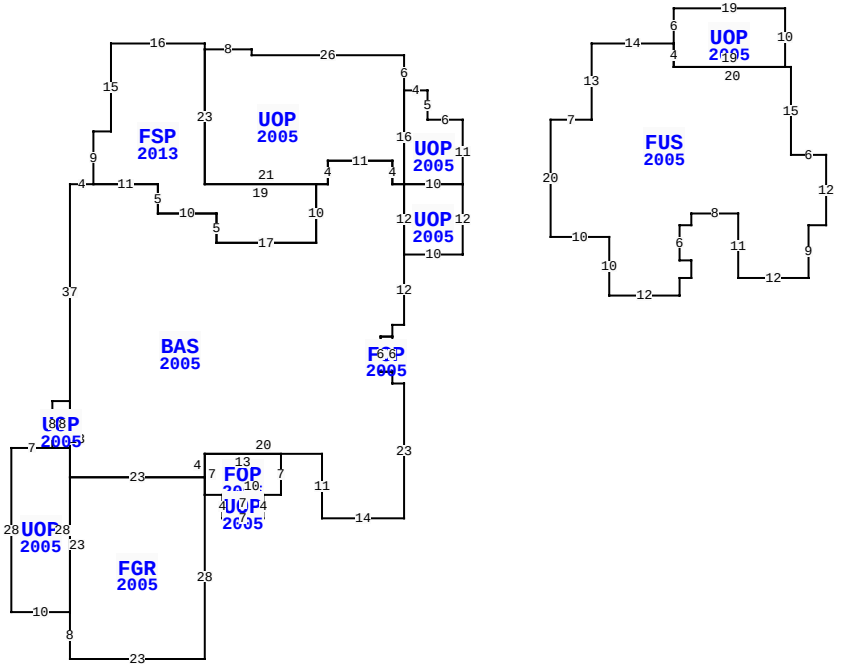
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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
BAS	2,660	100	2,660	441,355
FGR	713	55	392	65,042
FOP	12	30	4	664
FOP	91	30	27	4,480
FSP	631	40	252	41,812
FUS	1,434	100	1,434	237,933
UOP	24	20	5	830
UOP	28	20	6	995
UOP	120	20	24	3,982
UOP	130	20	26	4,314
TOTALS	7,025		5,066	840,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0500	11	5,066	149.4768	224.22	1,135,899	2005	2005	0	0	17	9.00	74.00

1 SFR CUST – 0% - 0 Heated Area: 4094 HX Base Yr



** This building has 13 Sub-Areas

66 LONG POINT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	840,565
TOTAL MARKET OB/XF VALUE	58,213
TOTAL LAND VALUE - MARKET	750,000
TOTAL MARKET VALUE	1,648,778
SOH/AGL Deduction	338,139
ASSESSED VALUE	1,310,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,310,639
TOTAL JUST VALUE	1,648,778
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,515,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806536	SCRNENCL	26,815	06/25/2018
M09514	MECH OTHER	0	03/01/2005
B0413949	NEW CONSTR	575,000	11/01/2004
B0414064	SWIM POOL	44,000	11/01/2004
B0413870	FOUNDATION	3,000	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1003/1468	8/17/2001	WD	Q	V		370,000
GRANTOR: JRT HOLDINGS INC						
GRANTEE: MEYERS KATHERINE L						
0849/0286	9/17/1998	WD	U	V	09	325,000
GRANTOR: BAHL WILLIAM F						
GRANTEE: JRT HOLDINGS INC						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2005] W6 N5 W4 UOP=[YR=2005] N6 W26 N1 W8
FSP=[YR=2013] N1 W16 S15 W3 S9 BAS=[YR=2005] W4 S37
UOP=[YR=2005] W3 S8 UOP=[YR=2005] W7 S28 E10 FGR=[YR=2005]
S8 E23 N28 FOP=[YR=2005] E3 UOP=[YR=2005] S4 E7 N4 W7 $ E10
N7 W13 S7 $ N3 W23 S23 $ N28 W3 $ E3 N8 $ S13 E23 N4 E20 S11
E14 N23 W2 N2 FOP=[YR=2005] N6 W2 S6 E2 $ W2 N6 E2 N2 E2 N12
UOP=[YR=2005] E10 N12 W10 S12$ N12 W2 N4 W11 S4 W2 S10 W17
N5 W10 N5 W11 $ E11 S5 E10 S5 E17 N10 W19 N23$ S23 E21 N4 E11
S4 E2 N16 $ S16 E10 N11 $ PTR= E15 FUS=[YR=2005] E7 N13 E14
UOP=[YR=2005] N6 E19 S10 W19 N4 $ S4 E20 S15 E6 S12 W3 S9
W12 N11 W8 S2 W2 S6 E2 S3 W2 S3 W12 N10 W10 N20 $ W15 $.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	0	0	0	1,419.00	SF	10.00	10.00	100	2005	2005	3	86	12,203	
2	0861	POOL GUNIT	0	0	0	0	410.00	SF	85.00	85.00	100	2005	2005	3	40	13,940	
3	0911	SCRN RM A	0	0	0	0	1,117.00	SF	26.25	26.25	100	2018	2018	3	82	24,043	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	89	1,780	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	89	1,780	
6	1126	CB/STC 8"	0	0	0	0	347.00	SF	8.00	8.00	100	2005	2005	3	86	2,387	
7	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2005	2005	3	24	1,200	
8	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	24	240	
9	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2005	2005	3	66	594	
10	0450	PREFAB FNC	0	0	0	0	24.00	LF	8.00	8.00	100	2005	2005	3	24	46	

TOTAL OB/XF 58,213

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	SFR GOLF A	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/06/2024 BY SYS