

LOT 36
IN OR 1917/303 & OR 1917/305
LONG POINT #1 PB 5/85-89

WATSON JESSE & PHYLLIS LIVING TRUST/WATSON JESSE A
69 LONG POINT DR
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00LP-0036-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

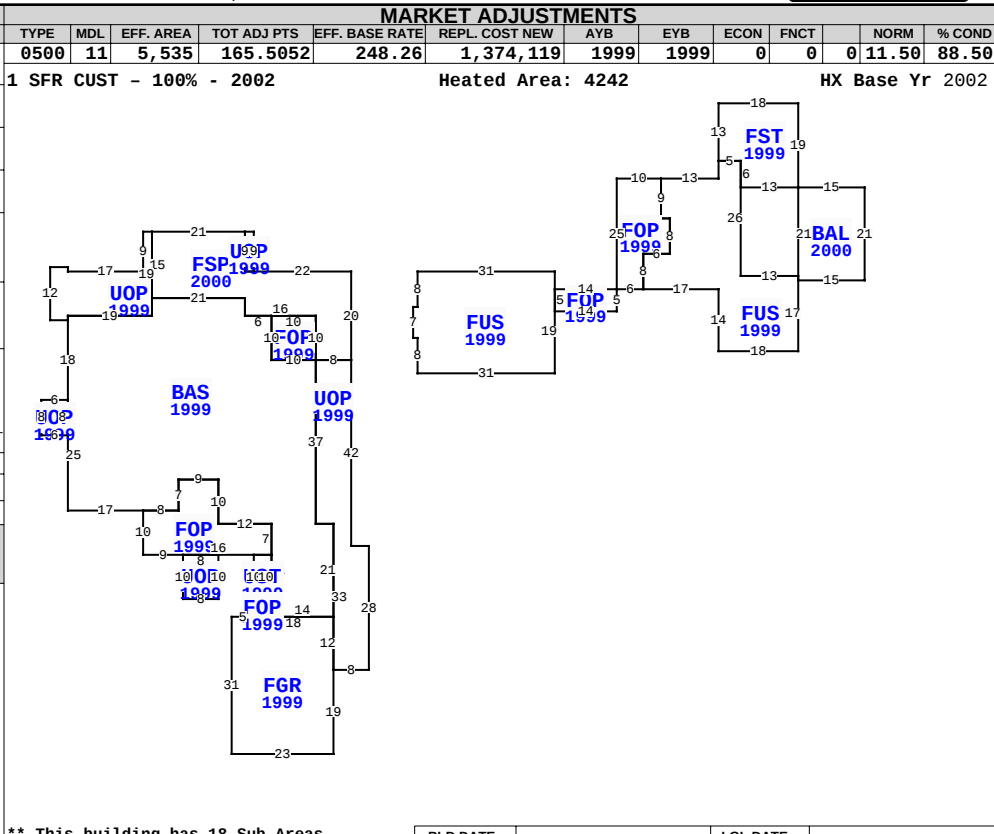
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	315	15	47	10,326
BAS	2,745	100	2,745	603,104
FGR	713	55	392	86,126
FOP	16	30	5	1,098
FOP	70	30	21	4,614
FOP	100	30	30	6,591
FOP	234	30	70	15,380
FOP	317	30	95	20,873
FSP	635	40	254	55,806
FST	312	55	172	37,790

TOTALS	7,936	5,535	1,216,095
--------	-------	-------	-----------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1999
2	0810	CONCRETE A	0 100	0	0	2,404.00	SF	6.50	6.50	100	1999
3	0810	CONCRETE A	0 100	4	2	8.00	SF	6.50	6.50	100	1999
4	0810	CONCRETE A	0 100	0	0	197.00	SF	6.50	6.50	100	1999
5	1242	WD DECK A	0 100	0	0	126.00	SF	10.00	10.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT	



** This building has 18 Sub-Areas

69 LONG POINT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		1,216,095	
TOTAL MARKET OB/XF VALUE		15,020	
TOTAL LAND VALUE - MARKET		800,000	
TOTAL MARKET VALUE		2,031,115	
SOH/AGL Deduction		914,785	
ASSESSED VALUE		1,116,330	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		1,066,330	
TOTAL JUST VALUE		2,031,115	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,777,201	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805190	NEW CONSTR	300,000	07/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1917/0305	5/09/2014	SW	U	I	11
GRANTOR: WATSON PHYLLIS S & JE					
GRANTEE: WATSON PHYLLIS S TR					
1917/0303	5/09/2014	SW	U	I	11
GRANTOR: WATSON JESSE ALTON &					
GRANTEE: WATSON JESSE ALTON					

BUILDING NOTES											
BUILDING DIMENSIONS											
FSP=[YR=2000] W22 UOP=[YR=1999] N9 W2 S9 E2\$ W2 N9 W21 UOP=[YR=1999] W2 S9 W17 N1 W4 S12 E4 BAS=[YR=1999] S18 UOP=[YR=1999] W6 S8 E6 N8 \$ S25 E17 FOP=[YR=1999] S10 E9 UOP=[YR=1999] S10 E8 N10 W8 \$ E16 UST=[YR=1999] S10 FOP=[YR=1999] S4 FGR=[YR=1999] W5 S31 E23 N19 UOP=[YR=1999] E8 N28 W4 N42 W8 S37 E4 S33\$ N12 W18 \$ E4 N4 W4 \$ E4 N10 W4 \$ E4 N7 W12 N10 W9 S7 W8 \$ E8 N7 E9 S10 E12 S21 E14 N21 W4 N37 FOP=[YR=1999] N10 W10 S10 E10 \$ W10 N10 W6 N4 W21 S4W19 S1 \$ N1 E19 N19\$ S15 E21 S4 E16 S10 E8 N20\$ PTR= E15 FUS=[YR=1999] E31 S4 FOP=[YR=1999] E14 FOP=[YR=1999] N25 E10 FUS=[YR=1999] E13 N4 FST=[YR=1999] N13 E18 S19 BAL=[YR=2000] E15 S21 W15 N21\$ W13 N6 W5 \$ E5 S26 E13S17 W18											