

LOT 2
IN OR 1039/638
SOUND POINT @ LP PB5/190

MACDONELL LIVING TRUST/MACDONELL DENNIS A TRUSTEE
88 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00SP-0002-0000



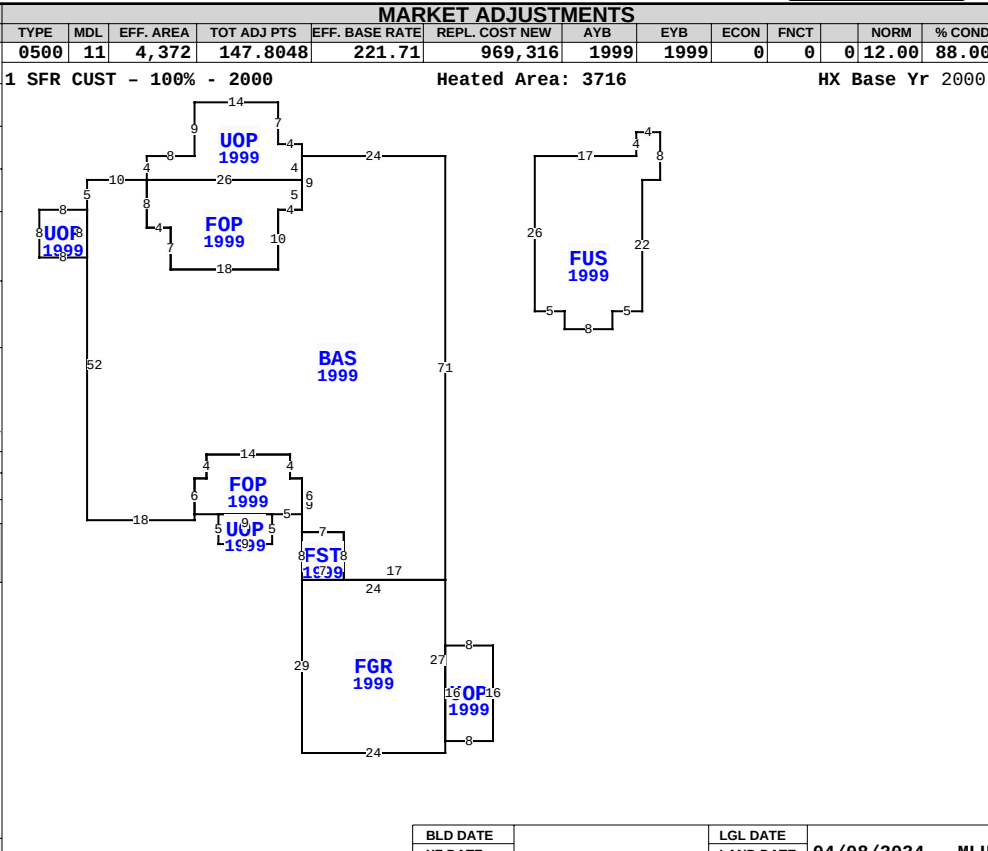
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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
BAS	3,196	100	3,196	623,555
FGR	696	55	383	74,725
FOP	164	30	49	9,560
FOP	322	30	97	18,925
FST	56	55	31	6,048
FUS	520	100	520	101,454
UOP	45	20	9	1,756
UOP	64	20	13	2,536
UOP	128	20	26	5,072
UOP	238	20	48	9,365
TOTALS	5,429		4,372	852,998

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	0858	SCULP CONC	0 100	0	0	2,097.00	SF	13.00	13.00	100	1999
3	1241	WD DECK G	0 100	0	0	38.00	UT	11.50	11.50	100	1999
4	0097	AWNING CN	0 100	0	0	28.00	SF	65.00	65.00	100	1999
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1999

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	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT	



88 LONG POINT DR, FERNANDINA BEACH

TOTAL OB/XF											
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1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1999
2	0858	SCULP CONC	0 100	0	0	2,097.00	SF	13.00	13.00	100	1999
3	1241	WD DECK G	0 100	0	0	38.00	UT	11.50	11.50	100	1999
4	0097	AWNING CN	0 100	0	0	28.00	SF	65.00	65.00	100	1999
5	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1999

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT	

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		852,998	
TOTAL MARKET OB/XF VALUE		28,059	
TOTAL LAND VALUE - MARKET		750,000	
TOTAL MARKET VALUE		1,631,057	
SOH/AGL Deduction		688,834	
ASSESSED VALUE		942,223	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		892,223	
TOTAL JUST VALUE		1,631,057	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,493,290	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805137	NEW CONSTR	450,000	07/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1039/0638	2/22/2002	WD	U	I	01
GRANTOR: MACDONELL DENNIS A &					
GRANTEE: MACDONELL DENNIS &					
0548/1261	7/29/1988	WD	Q	V	
GRANTOR: AMELIA ISLAND COMP					
GRANTEE: MACDONELL DENNIS A					

BUILDING NOTES					
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BUILDING DIMENSIONS
BAS1999 = W24 UOP=[YR=1999] N2 W4 N7 W14 S9 W8 S4
FOP=[YR=1999] S8 E4 S7 E18 N10 E4 N5 W26 \$ E26 N4 \$ S9 W4
S10 W18 N7 W4 N8 W10 S5 UOP=[YR=1999] W8 S8 E8 N8 \$ S52 E18
N1 FOP=[YR=1999] N6 E2 N4 E14 S4 E2 S6 W5 UOP=[YR=1999] S5
W9 N5 E9 \$ W13 \$ N6 E2 N4 E14 S4 E2 S9 FST=[YR=1999] S8
FGR=[YR=1999] S29 E24 N2 UOP=[YR=1999] E8 N16 W8 S16 \$ N27
W24 \$ E7 N8 W7 \$ E7 S8 E17 N71 \$ PTR= E15 FUS=[YR=1999] E17
N4 E4 S8 W3 S22 W5 S3 W8 N3 W5 N26 \$ W15 \$.