LOT 3
SOUND POINT @ LP PB5/190

92 LONG POINT DR LLC
220 PONTE VEDRS PARK DR SUITE
PONTE VEDRA BEACH, FL 32082

2024

03-6N-29-00SP-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

92 LONG POINT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	750,000
TOTAL MARKET VALUE	750,000
SOH/AGL Deduction	35,000
ASSESSED VALUE	715,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	715,000
TOTAL JUST VALUE	750,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	650,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220010482	COND 4087	760,838	01/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/1124	4/21/2023	QC	U	V	11	100
GRANTOR: 92 LONG POINT DR LLC						
GRANTEE: 92 LONG POINT DR LL						
2541/1466	2/09/2022	WD	U	V	11	100
GRANTOR: MCGEHEE DAVID SEARCY						
GRANTEE: 92 LONG POINT DR LL						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 04/04/2024 BY HS Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/06/2024 BY SYS