PT OF LOT 6 S-1 & ALL OF LOT 7
IN OR 2254/1726
SOUND POINT @ LP PB 5/190

MEYER GEOFFREY E & MARCIA L
120 LONGPOINT DRIVE
FERNANDINA BEACH, FL 32034

**2024**

**03-6N-29-00SP-0006-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

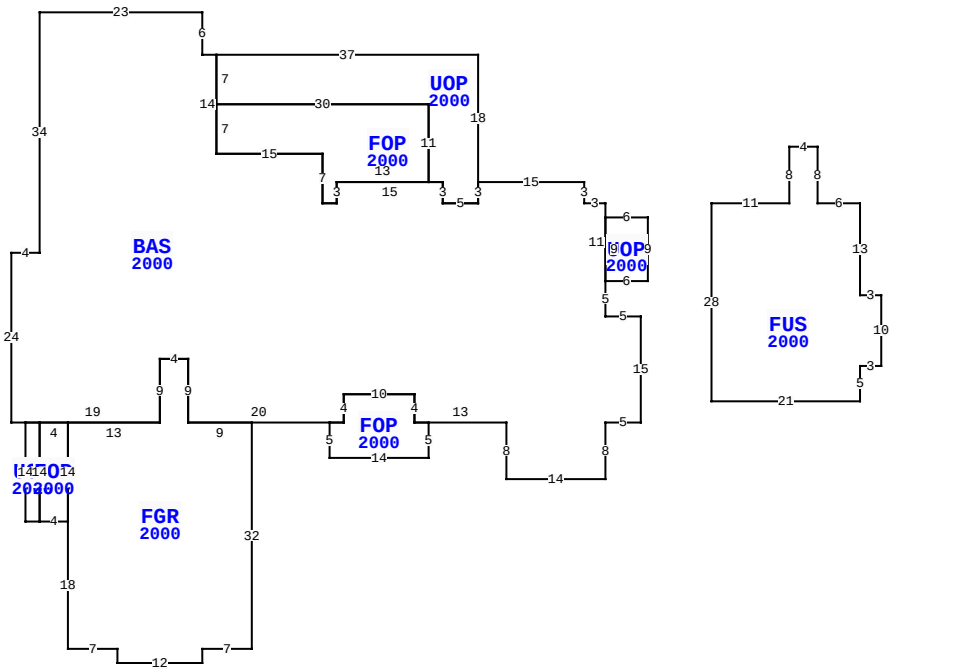
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 3,545 | 100 | 3,545 | 613,285 |
| FGR | 892 | 55 | 491 | 84,943 |
| FOP | 56 | 30 | 17 | 2,941 |
| FOP | 110 | 30 | 33 | 5,709 |
| FOP | 276 | 30 | 83 | 14,359 |
| FUS | 650 | 100 | 650 | 112,450 |
| UOP | 28 | 20 | 6 | 1,038 |
| UOP | 54 | 20 | 11 | 1,903 |
| UOP | 351 | 20 | 70 | 12,110 |
| TOTALS | 5,962 | | 4,906 | 848,737 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 4,906 | 130.3210 | 195.48 | 959,025 | 2000 | 2000 | 0 | 0 | 0 | 11.50 | 88.50 |

1 SFR CUST – 100% - 2001 Heated Area: 4195 HX Base Yr 2001




120 LONG POINT DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 5 | Tax Dist: | |
| BUILDING MARKET VALUE | | 848,737 |
| TOTAL MARKET OB/XF VALUE | | 63,340 |
| TOTAL LAND VALUE - MARKET | | 900,000 |
| TOTAL MARKET VALUE | | 1,812,077 |
| SOH/AGL Deduction | | 901,335 |
| ASSESSED VALUE | | 910,742 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 860,742 |
| TOTAL JUST VALUE | | 1,812,077 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,655,110 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0007724 | XFOB | 14,000 | 11/01/2000 |
| B9906310 | NEW CONSTR | 550,000 | 07/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2254/1726 | 2/05/2019 | WD | U | I | 11 | 465,700 |
| GRANTOR: MEYER GEOFFREY E | | | | | | |
| GRANTEE: MEYER GEOFFREY E & | | | | | | |
| 1369/1607 | 11/28/2005 | WD | U | I | 01 | 5,000 |
| GRANTOR: MEYER LYNN S | | | | | | |
| GRANTEE: MEYER GEOFFREY E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W3 N3 W15 UOP=[YR=2000] N18 W37 S7 FOP=[YR=2000] S7 E15 S7 E2 N3 E13 N11 W30 $ E30 S11 E2 S3 E5 N3 $ S3 W5 N3 W15 S3 W2 N7 W15 N14 W2 N6 W23 S34 W4 S24 E2 UOP=[YR=2000] S14 E2 FOP=[YR=2000] E4 FGR=[YR=2000] S18 E7 S2 E12 N2 E7 N32 W9 N9 W4 S9 W13 S14 $ N14 W4 S14 $ N14 W2 $ E19 N9 E4 S9 E20 FOP=[YR=2000] S5 E14 N5 W2 N4 W10 S4 W2 $ E2 N4 E10 S4 E13 S8 E14 N8 E5 N15 W5 N5 UOP=[YR=2000] E6 N9 W6 S9 $ N11 $ PTR= E15 FUS=[YR=2000] E11 N8 E4 S8 E6 S13 E3 S10 W3 S5 W21 N28 $ 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2000 | 2000 | 3 | 84 | 1,680 | |
| 2 | 0825 | BRICK | 0 | 100 | 0 | 0 | 3,410.00 | SF | 12.50 | 12.50 | 100 | 2000 | 2000 | 3 | 94 | 40,068 | |
| 3 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 472.00 | SF | 85.00 | 85.00 | 100 | 2000 | 2000 | 3 | 25 | 10,030 | |
| 4 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 1,034.00 | SF | 7.25 | 7.25 | 100 | 2000 | 2000 | 3 | 79 | 5,922 | |
| 5 | 0910 | SCRN RM L | 0 | 100 | 0 | 0 | 1,880.00 | SF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 20 | 5,640 | |

## LAND DESCRIPTION

TOTAL OB/XF 63,340

| 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 | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.20 | 750,000.00 | 900,000.00 | 900,000 | | | | | | | |

REVIEW DATE 02/26/2024 BY KBA Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 08/06/2024 BY SYS