

LOT 10
IN OR 1650/1153
SOUND POINT @ LP PB5/190

KARLOVEC SANDRA G TRUST/KARLOVEC LUCIEN B CO-TRUST
136 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00SP-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,127	100	3,127	588,559
FGR	802	55	441	83,004
FOP	150	30	45	8,470
FOP	287	30	86	16,187
FSP	230	40	92	17,316
FUS	1,082	100	1,082	203,653
UOP	27	20	5	942
UOP	166	20	33	6,211

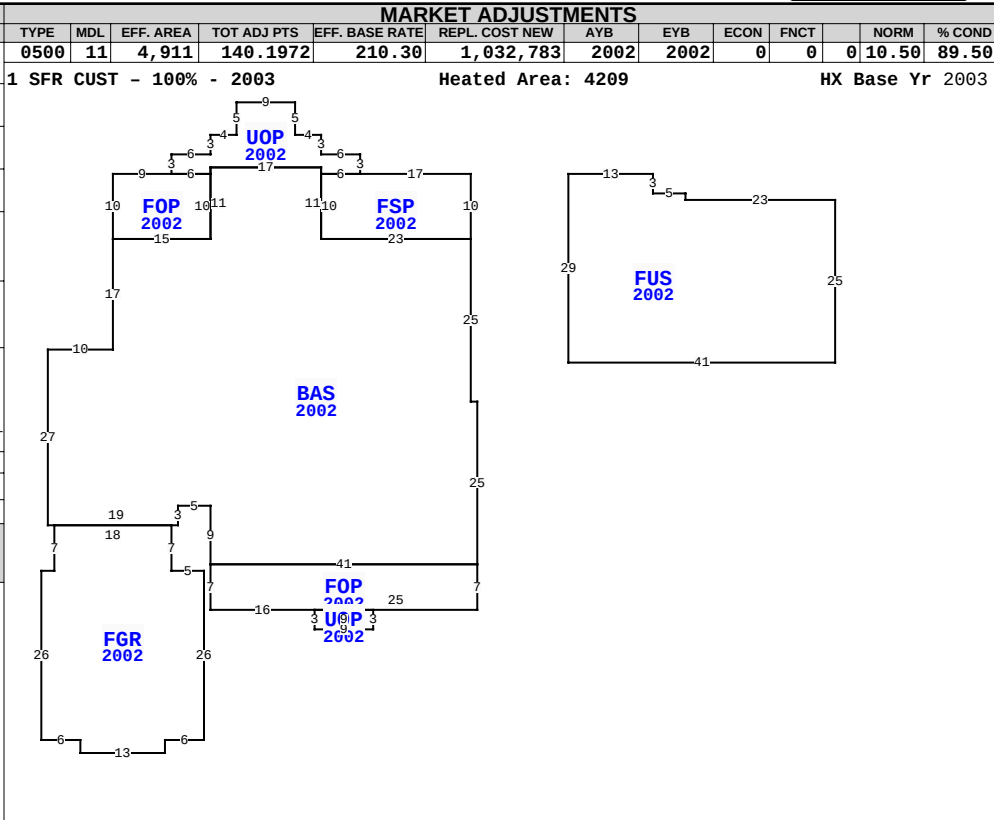
TOTALS	5,871		4,911	924,341
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EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	86	1,720	
2	0858	SCULP CONC	0 100	0	0	1,795.00	SF	13.00	13.00	100	2002	2002	3	95	22,168	
3	1126	CB/STC 8"	0 100	0	0	212.00	SF	8.00	8.00	100	2002	2002	3	82	1,391	
4	0810	CONCRETE A	0 100	0	0	213.00	SF	6.50	6.50	100	2002	2002	3	82	1,135	
5	0858	SCULP CONC	0 100	0	0	92.00	SF	13.00	13.00	100	2002	2002	3	95	1,136	
6	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2002	2002	3	58	348	
7	0446	BOX FNC 6'	0 100	0	0	8.00	LF	20.00	20.00	100	2002	2002	3	20	32	
8	1242	WD DECK A	0 100	16	3	48.00	SF	10.00	10.00	100	2002	2002	3	20	96	

LAND DESCRIPTION				
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	750,000.00	750,000.00	750,000							



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

TOTAL OB/XF																28,026
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5			
BUILDING MARKET VALUE		Tax Dist:			924,341
TOTAL MARKET OB/XF VALUE					28,026
TOTAL LAND VALUE - MARKET					750,000
TOTAL MARKET VALUE					1,702,367
SOH/AGL Deduction					788,297
ASSESSED VALUE					914,070
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					864,070
TOTAL JUST VALUE					1,702,367
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					1,561,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318528	H/AC	0	07/01/2013
M1217720	H/AC	0	11/01/2012
P014659	NEW CONSTR	0	04/01/2001
B0108036	NEW CONSTR	754,000	03/01/2001
E017818	TEMP POLE	13,000	03/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1650/1153	11/16/2009	WD	U	I	30
GRANTOR: KARLOVEC SANDRA G					
GRANTEE: KARLOVEC SANDRA G &					
0819/1916	1/20/1998	WD	Q	V	
GRANTOR: GOWER WILLIAM H & GAY					
GRANTEE: KARLOVEC SANDRA G					

BUILDING NOTES				
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BUILDING DIMENSIONS				
FSP=[YR=2002] W17 UOP=[YR=2002] N3 W6 N3 W4 N5 W9 S5 W4 S3 W6 S3 FOP=[YR=2002] W9 S10 BAS=[YR=2002] S17 W10 S27 E1 FGR=[YR=2002] S7 W2 S26 E6 S2 E13 N2 E6 N26 W5 N7 W18 \$ E19 N3 E5 S9 FOP=[YR=2002] S7 E16 UOP=[YR=2002] S3 E9 N3 W9 \$ E25 N7 W41 \$ E41 N25 W1 N25 W23 N11 W17 S11 W15 \$ E15 N10 W6 \$ E6 N1 E17 S1 E6 \$ W6 S10 E23 N10 \$ PTR= E15 FUS=[YR=2002] E13 S3 E5 S1 E23 S25 W41 N29 \$ W15 \$.				