

LOT 12
IN OR 1395/1114 & DOCK ESMT
RGTS IN OR 1395/1115 &

ROWAN SHARON M LIVING TRUST/ROWAN SHARON M TRUSTEE
144 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00SP-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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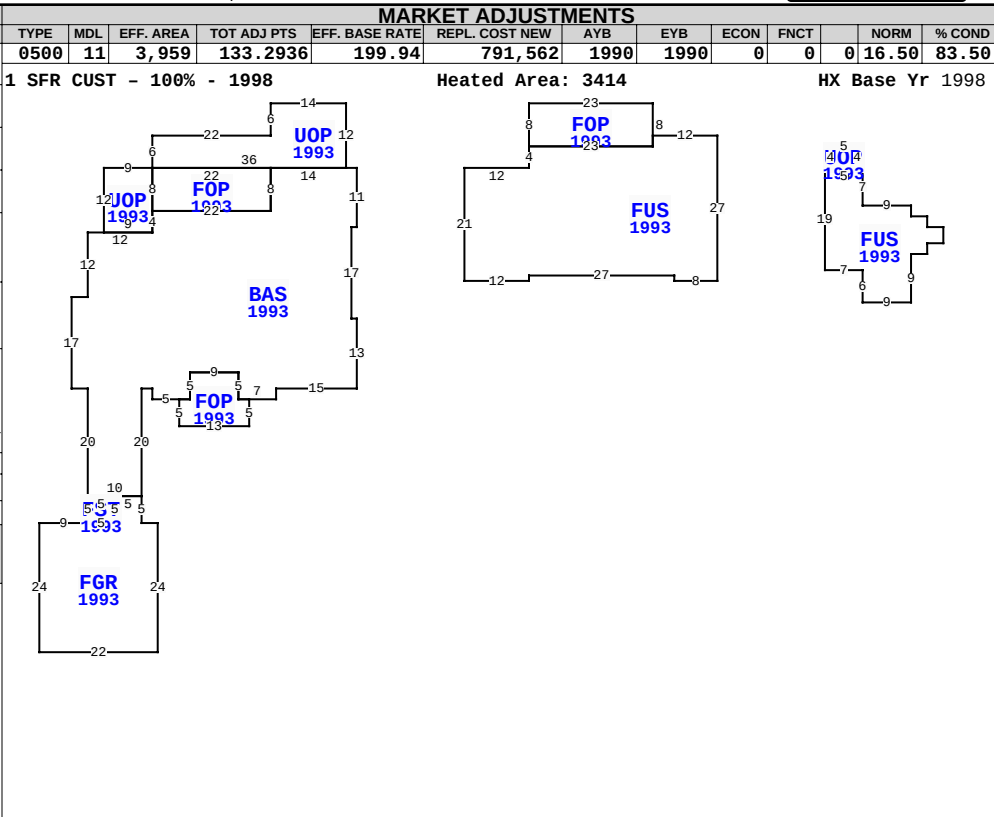
NEIGHBORHOOD/LOC	10007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,965	100	1,965	328,056
FGR	553	55	304	50,753
FOP	110	30	33	5,509
FOP	176	30	53	8,848
FOP	184	30	55	9,182
FST	25	55	14	2,337
FUS	325	100	325	54,259
FUS	1,124	100	1,124	187,652
UOP	20	20	4	668
UOP	108	20	22	3,673
TOTALS	4,890		3,959	660,954

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	1990	1990	3	68	1,360
2	0825	BRICK	0	100	0	0		1,398.00	SF 12.50	12.50	100	1990	1990	3	86	15,029
3	1242	WD DECK A	0	100	0	0		142.00	SF 10.00	10.00	100	1990	1990	3	20	284
4	1125	CB/STC 6"	0	100	0	0		126.00	SF 7.35	7.35	100	1990	1990	3	59.5	551

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000140	C



** This building has 11 Sub-Areas

144 LONG POINT DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF															17,224
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
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		660,954	
TOTAL MARKET OB/XF VALUE		17,224	
TOTAL LAND VALUE - MARKET		750,000	
TOTAL MARKET VALUE		1,428,178	
SOH/AGL Deduction		851,045	
ASSESSED VALUE		577,133	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		522,133	
TOTAL JUST VALUE		1,428,178	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,299,117	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7541	REMODEL	15,000	09/24/1991
6346	NEW CONSTR	213,258	03/13/1990

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1395/1114	3/14/2006	WD	U	I	01	100			
GRANTOR: ROWAN SHARON M									
GRANTEE: ROWAN SHARON M TRUS									
0786/0884	3/06/1997	WD	Q	I		335,000			
GRANTOR: CARTER A J T & SUSAN									
GRANTEE: ROWAN RIC & SHARON									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W2 UOP=[YR=1993] N12 W14 S6 W22S6 UOP=[YR=1993] W9S12E9N4 FOP=[YR=1993] E22 N8W22 S8 \$ N8 \$ E36 \$ W14 S8 W22 S4 W12 S12W3 S17 E3 S20FST=[YR=1993] S5FGR=[YR=1993] W9 S24 E22 N24 W3 N5W5 S5W5 \$ E5 N5 W5 \$ E10 N20 E2 S2 E5 FOP=[YR=1993] S5 E13 N5 W2 N5 W9 S5 W2 \$ E2 N5 E9 S5 E7 N2 E15 N13 W1 N17 E1 N11 \$ PTR= E20 FUS=[YR=1993] E12 N4 FOP=[YR=1993] N8 E23 S8 W23 \$ E23 N2E12 S27 W8 N1 W27 S1 W12 N21 \$W20 \$ PTR=E87 FUS=[YR=1993] E1 UOP=[YR=1993] N4 E5 S4 W5 \$ E6 S7 E9 S2 E3 S2 E3 S3 W3 S2 W3 S9 W9 N6 W7 N19\$ W87\$.									