LOTS 13 & 14
ESMT PT IN OR 2188/1011
SOUND POINT @ LP PBK 5 PG 190

PANIER JEAN LUC HENRI/MEADERS-PANIER MELINDA
145 LONG POINT DR
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00SP-0013-0000

BUILDING CHARACTERISTICS

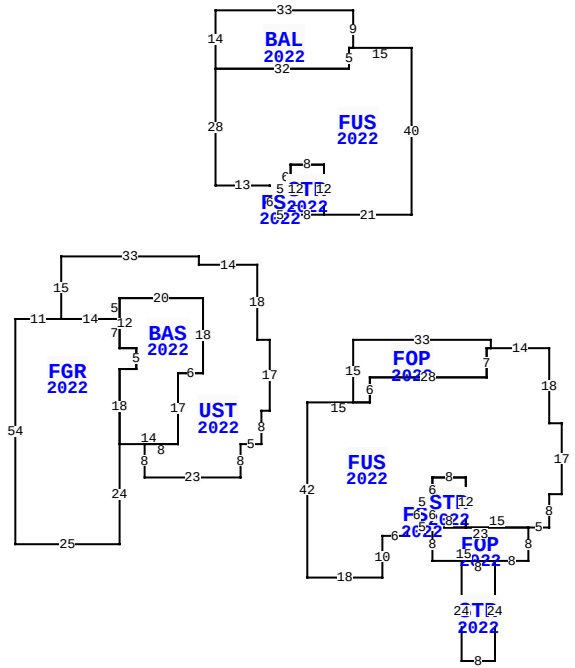
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
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
BAL	457	15	69	14,170
BAS	578	100	578	118,699
FGR	1,370	55	754	154,842
FOP	184	30	55	11,295
FOP	314	30	94	19,304
FST	30	55	16	3,286
FST	30	55	16	3,286
FUS	1,503	100	1,503	308,658
FUS	2,255	100	2,255	463,090
STR	96	10	10	2,054
TOTALS	8,417		5,969	1,225,803

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	5,969	137.1135	205.67	1,227,644	2022	2022	0	0	0	0.15	99.85

1 SFR CUST – 100% - 2023 Heated Area: 4336 HX Base Yr 2023



** This building has 13 Sub-Areas

145 LONG POINT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,225,803
TOTAL MARKET OB/XF VALUE		26,675
TOTAL LAND VALUE - MARKET		980,000
TOTAL MARKET VALUE		2,232,478
SOH/AGL Deduction		138,531
ASSESSED VALUE		2,093,947
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		2,043,947
TOTAL JUST VALUE		2,232,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,032,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006710	CO ISSUED	0	04/28/2022
20008057	NEW CONSTR	644,346	09/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2188/1011	4/04/2018	WD	Q	V	01	510,000
GRANTOR: CURY & SALTMARSH DEVE						
GRANTEE: PANIER JEAN L H & M						
0942/1647	7/31/2000	WD	U	V	09	500,000
GRANTOR: GALE SUZANNE G						
GRANTEE: CURY & SALTMARSH DE						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2022] W3 N18 W14 N2 W33 S15 FGR=[YR=2022] W11 S54 E25 N24 BAS=[YR=2022] E14 N17 E6 N18 W20 S12 E4 S5 W4 S18$ N18 E4 N5 W4 N7 W14$ E14 N5 E20 S18 W6 S17 W8 S8 E23 N8 E5 N8 E2 N17$ PTR= E20 FOP=[YR=2022] E33 S2 FUS=[YR=2022] E14 S18 E3 S17 W3 S8 W5 FOP=[YR=2022] S8 W8 STR=[YR=2022] S24 W8 N24 E8$ W15 N8 FST=[YR=2022] W5 N6 E5 STR=[YR=2022] N6 E8 S12 W8 N6$ S6$ E23$ W15 N12 W8 S6 W5 S5 W1 S3 W6 S10 W18 N42 E15 N6 E28 N7 E1$ W1 S7 W28 S6 W4 N15$ W20 N30 FST=[YR=2022] N6 FUS=[YR=2022] N1 W13 N28 BAL=[YR=2022] N14E33 S9 W1 S5 W32$ E32 N5 E15 S40 W21 STR=[YR=2022] W8 N12 E8 S12$ N12 W8 S6 W5$ E5 S6 W5$ S30$.

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	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2022	2022	3	100	10,200	
2	0811	CONCRETE B	0	100	0	0	2,576.00	SF	5.20	5.20	100	2022	2022	3	100	13,395	
3	0855	CONC PAVER	0	100	0	0	308.00	SF	10.00	10.00	100	2022	2022	3	100	3,080	

LAND DESCRIPTION

TOTAL OB/XF 26,675

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	000132	C	SFR RIVER	100		PUD	0.00	0.00	2.00	LT		1.00	1.00	0.70	700,000.00	490,000.00	980,000							

REVIEW DATE 04/12/2023 BY TW Total Acres: 0.00 Total Land Value: 980,000 Market: 0 Agricultural: 0 Common: 980,000 PRINTED 08/06/2024 BY SYS