

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 100
Roof Structur	08 IRREGULAR 100
Roof Cover	07 CONC TILE 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0500	11	4,384	138.8288	208.24	912,924	2000	2000	0	0	0	11.50	88.50		
1 SFR CUST - 0% - 0 Heated Area: 3345 HX Base Yr														

** This building has 11 Sub-Areas
117 LONG POINT DR, FERNANDINA BEACH

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	0	0	2.00	UT	2,000.00	2,000.00	100	2000	2000	3	84	3,360	
2	0855	CONC PAVER	0	0	0	1,957.00	SF	7.00	7.00	100	2014	2014	3	95	13,014	
3	0855	CONC PAVER	0	0	0	103.00	SF	7.00	7.00	100	2014	2014	3	95	685	
4	0300	BOAT DCK W	0	0	0	2,589.00	SF	40.00	40.00	100	2000	2000	3	28	28,997	
5	0858	SCULP CONC	0	0	0	304.00	SF	13.00	13.00	100	2000	2000	3	94	3,715	

Quality				
DOR CODE	QUALITY LEVEL			
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	1,350	100	1,350	248,795
FGR	1,095	55	602	110,944
FOP	55	30	16	2,949
FOP	544	30	163	30,040
FOP	544	30	163	30,040
FUS	1,995	100	1,995	367,664
UOP	14	20	3	553
UOP	30	20	6	1,105
UOP	105	20	21	3,870
UOP	148	20	30	5,529
TOTALS	6,056		4,384	807,938

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		807,938	
TOTAL MARKET OB/XF VALUE		49,771	
TOTAL LAND VALUE - MARKET		840,000	
TOTAL MARKET VALUE		1,697,709	
SOH/AGL Deduction		218,946	
ASSESSED VALUE		1,478,763	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,478,763	
TOTAL JUST VALUE		1,697,709	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,542,731	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905941	NEW CONSTR	500,000	04/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2285/1617	6/26/2019	WD Q	Q	I	01	1,250,000
GRANTOR: MCKEEL J THOMAS & DON						
GRANTEE: STUTZ JAMES D & KAT						
0782/1661	1/21/1997	TD Q	Q	V		167,500
GRANTOR: DESPIRLET ERIC G TRUS						
GRANTEE: MCKEEL J THOMAS & D						

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

BUILDING NOTES	
BUILDING DIMENSIONS FOP=[YR=2000] W11 UOP=[YR=2000] N3 W10 S3 E10\$ W21 S17 BAS=[YR=2000] S47 FGR=[YR=2000] S50 E12 N5 E11 N44 UOP=[YR=2000] E9 N3 E1 S2 E6 N2 E1 N7 W8 N2 UOP=[YR=2000] E5 N16 E5 S1 E1 N8 W1 S1 W10 S22\$ W9 FOP=[YR=2000] W5 S11 E5 N11\$ S12\$ N1 W23\$ E18 N11 E14 N36 W32\$ E32 N17\$ PTR=E30 FOP=[YR=2000] E32 S11 UOP=[YR=2000] E5 S21 W5 FUS=[YR=2000] S21 W1 UOP=[YR=2000] S2 W2 S1 W2 N1 W2 N2 E6\$ W12 S12 W6 S3 E3 S10 E7 S12 W7 S11 W15 N36 W1 N48 E32 S15\$ N21\$ S6 W32 N17\$ W30\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	000132	C	SFR RIVER	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.20	700,000.00	840,000.00	840,000							