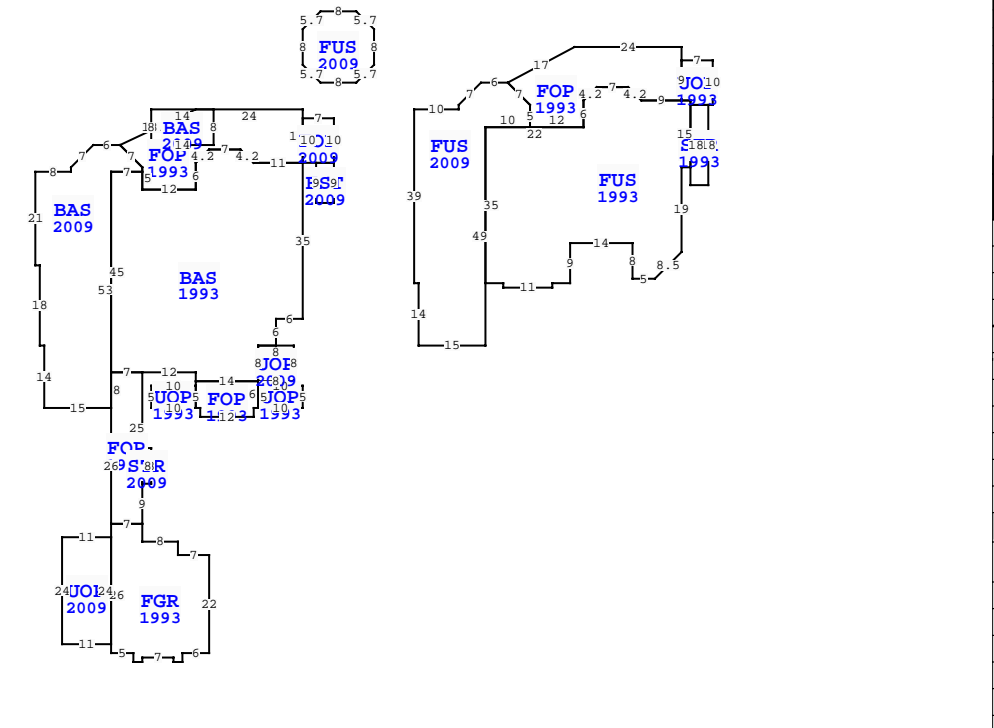


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 60
Exterior Wall	16 WD FR STUC 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 90
Interior Floor	14 CARPET 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	6 100
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
1	SFR CUST	- 100%	- 2002		3,640,379	1992	1992	0	0	0 15.50	84.50

NASSAU COUNTY PROPERTY		PAGE 1 of 3	5
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE			3,737,110
TOTAL MARKET OB/XF VALUE			197,897
TOTAL LAND VALUE - MARKET			2,100,800
TOTAL MARKET VALUE			6,035,807
SOH/AGL Deduction			3,332,908
ASSESSED VALUE			2,702,899
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			2,652,899
TOTAL JUST VALUE			6,035,807
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			5,577,461



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
02 Quality Level 02	0100 SINGLE FAMILY		10007.00
		MKT AREA	10

\*\* This building has 20 Sub-Areas  
 105 LONG POINT DR, FERNANDINA BEACH

BLD DATE	12/21/2009	DJ	LGL DATE	
XF DATE			LAND DATE	04/08/2024
INC DATE			AG DATE	MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19906	CO ISSUED	0	09/04/2009
M14774	MECH OTHER	0	08/01/2009
M13565	MECH OTHER	0	01/01/2008
P12682	OTHER	0	08/01/2007
P12683	OTHER	0	08/01/2007
P12684	OTHER	0	08/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0996/1334	7/09/2001	WD Q	Q	I		1,155,000

GRANTOR: WATTERS WILLIAM & JOY  
 GRANTEE: FLYNN JAMES F & JANET  
 0781/0365 | 1/02/1997 | WD U | I | 21 | 550,000  
 GRANTOR: FROST LIONEL S  
 GRANTEE: WATTERS WILLIAM & J

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
2	0300	BOAT DCK W	0	100	0	0	2,143.00	SF	40.00	40.00	100
3	0322	BOAT LFT L	0	100	0	0	2.00	UT	1,500.00	1,500.00	100
4	0920	CWALL-WD/M	0	100	0	0	311.00	LF	390.00	390.00	100
5	0855	CONC PAVER	0	100	70	5	350.00	SF	10.00	10.00	100
6	0450	PREFAB FNC	0	100	68	0	68.00	LF	16.00	16.00	100
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100
8	0462	ST/AL FNC	0	100	14	0	56.00	SF	10.00	10.00	100
9	1126	CB/STC 8"	0	100	2	2	288.00	SF	8.00	8.00	100
10	1126	CB/STC 8"	0	100	34	0	170.00	SF	8.00	8.00	100

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	
							60,379					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1993] W24 L17 D8 BAS=[YR=2009] W6 L5 D5 S1W8S21E1S18E1S14E1S FOP=[YR=1993] S26FGR=[YR=1993] S3UOP=[YR=2009] W11S24E11N24S26E5S2E2N1E7S1E2 N2E6N2W7N3W8N4W7E7N9STR=[YR=2009] E2N8W2S8N2S5BAS=[YR=1993] E12S2 FOP=[YR=1993] S1UOP=[YR=1993] W10S5E10N5S S5E1S2E12N2E1 UOP=[YR=1993] E10 N5 W10 S5 N6 W14S E14 UOP=[YR=2009] E8 N8 W8 S8 N8 E4N6 E6 N35 W11 U3 L3 W7 L3 D3 S6 W12 N4 W7 S45 E7S W7 S8S N53 E7 N1 U5 L5 S R5 D5 S5 E12 N6 U3 R3 E7 R3 D3 E11 FOP=[YR=2009] E3 FST=[YR=2009] S9 E4 N9 W4S E4 N10 W7 S10S N12S PTR=E25 FUS=[YR=2009] E10 N1 U5 R5 E6 FOP=[YR=1993] U8 R15 E24S3 UOP=[YR=1993] E7 S10W1 STR=[YR=1993] S18 W4 N18 E4 S W4 N1											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000132	C	SFR RIVER	100		PUD	0.00	0.00	1.00	LT	1.00
2	000132	C	SFR RIVER	100		PUD	0.00	0.00	1.00	LT	0.50
3	000132	C	SFR RIVER	100		PUD	0.00	0.00	1.00	LT	1.00



