

LOT 8 & E 17.33FT LOT 7
& DOCK ESMT
RGTS PR OR 1066/1545 (EX

FISCHER KENNETH & BARBARA REV LIVING TRUST/FISCHER
161 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00TP-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CNC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	17	PRECAST CN 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	62	15	9	2,613
BAL	74	15	11	3,195
BAL	75	15	11	3,195
BAS	1,217	100	1,217	353,458
FGR	638	55	351	101,943
FOP	44	30	13	3,775
FOP	110	30	33	9,585
FOP	170	30	51	14,812
FOP	300	30	90	26,139
FOP	300	30	90	26,139

TOTALS	7,656	6,054	1,758,288
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0	100	0	2,245.00	SF	4.00	
3	1126	CB/STC 8"	0	100	112	448.00	SF	8.00	
4	0861	POOL GUNIT	0	100	0	116.00	SF	170.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	12	6,054	203.8130	305.72	1,850,829	2007	2013	0	0
1 SFR CUST - 100% - 2023									
Heated Area: 5172									
HX Base Yr 2023									

** This building has 17 Sub-Areas

161 LONG POINT DR, FERNANDINA BEACH

BLD DATE	01/07/2008	DJ	LGL DATE	
XF DATE			LAND DATE	04/08/2024
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					1,758,288				
TOTAL MARKET OB/XF VALUE					23,707				
TOTAL LAND VALUE - MARKET					750,000				
TOTAL MARKET VALUE					2,531,995				
SOH/AGL Deduction					107,584				
ASSESSED VALUE					2,424,411				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					2,374,411				
TOTAL JUST VALUE					2,531,995				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					2,353,797				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18714	SWIM POOL	26,964	10/01/2006
M12137	MECH OTHER	0	10/01/2006
R09682	REPAIR/RRF	35,000	09/01/2006
E17804	ELEC OTHER	1,900	08/01/2006
P11032	OTHER	0	04/01/2006
C17210	CO ISSUED	0	02/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2588/1244	8/31/2022	WD	Q	I	01	2,950,000	
GRANTOR: HEARD WILLIAM C & KAY							
GRANTEE: FISCHER KENNETH & B							
1950/0325	12/01/2014	SW	U	I	12	1,275,000	
GRANTOR: CITIZENS STATE BANK							
GRANTEE: HEARD WILLIAM C & K							

BUILDING NOTES									
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BUILDING DIMENSIONS

FSP=[YR=2007] W15 FOP=[YR=2007] N2 W30 PTO=[YR=2007] W3 S5
E3 N5\$ S10 BAS=[YR=2007] S13 FGR=[YR=2007] S24
FOP=[YR=2007] S4 E11 N4 W11\$ E11 S10 FOP=[YR=2007] S5 E25
STP=[YR=2007] S6 E8 N6 W8\$ E9 N5 W34\$ E11 N34 W22\$ E22 S34
E23 N37 W15 N10 W30\$ E30 N8\$ S18 E15 N18\$ PTR=E15
FOP=[YR=2007] S10 FUS=[YR=2007] S40 E11 S11 BAL=[YR=2007]
S3 E19 N3 FOP=[YR=2007] E6 UOP=[YR=2007] S6 E8 N6 W8\$ E9 N5
W22 S5 E7\$ W10 N1 W5 S1 W4\$ E4 N1 E5 S1 E3 N5 E22 N8 W16 S4
E9 N4 E7 N46 W15 S8 W30\$ E30 N10 W30\$ W15\$ PTR=E75
FOP=[YR=2007] S11 FUS=[YR=2007] S19 E11 S25 BAL=[YR=2007]
S7 E11 N4 W1 N3 W10\$ E10 S3 E1 S4 E8 BAL=[YR=2007] E15 N5
W15 S5\$ N5 E15 N8 W15 S4 E9 N4 E6 N32 W15 N6 W30\$ E30 N11