LOT 6
ESMT PT OR 1773/1210
SOUND POINT @ LONG POINT #2

BURNS SUSAN L TRUST/BURNS SUSAN L TRUSTEE
2 JUNIPER DRIVE
FERNANDINA BEACH, FL 32034

2024

03-6N-29-0SP2-0006-0000

BUILDING CHARACTERISTICS

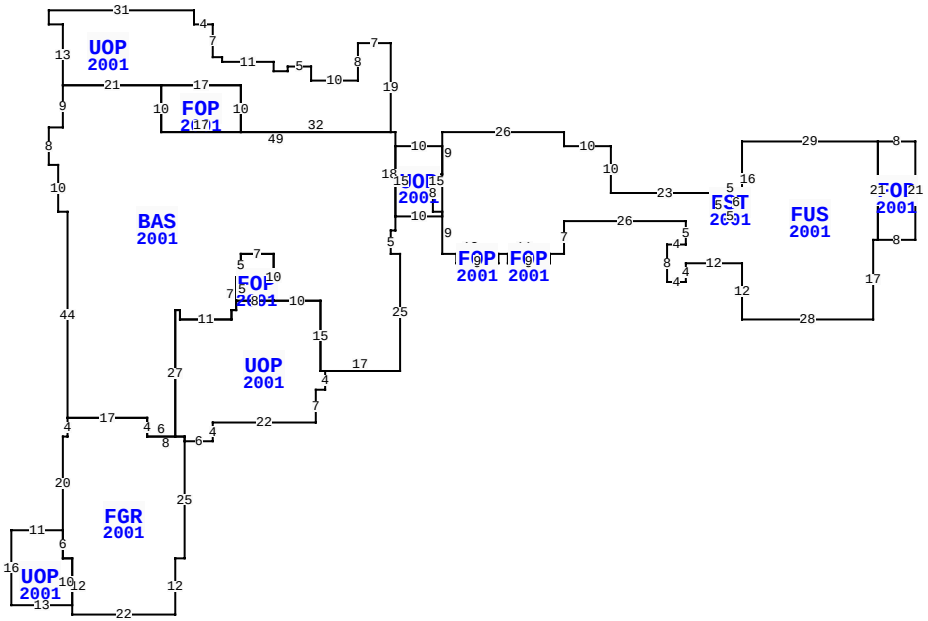
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
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
BAS	3,613	100	3,613	1,172,355
FGR	1,008	55	554	179,763
FOP	18	30	5	1,622
FOP	18	30	5	1,622
FOP	75	30	22	7,139
FOP	168	30	50	16,224
FOP	170	30	51	16,549
FST	30	55	16	5,192
FUS	2,220	100	2,220	720,351
UOP	150	20	30	9,734
TOTALS	9,449		6,962	2,259,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	6,962	231.3630	347.04	2,416,092	2001	2010	0	0	0	6.50	93.50

1 SFR CUST – 0% - 2024 Heated Area: 5833 HX Base Yr



** This building has 13 Sub-Areas

12 SOUND POINT PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	2,259,046
TOTAL MARKET OB/XF VALUE	54,551
TOTAL LAND VALUE - MARKET	1,610,000
TOTAL MARKET VALUE	3,923,597
SOH/AGL Deduction	0
ASSESSED VALUE	3,923,597
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,923,597
TOTAL JUST VALUE	3,923,597
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,798,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19746-3	4,219 SF DOCK		12/04/2023
B007066	SWIM POOL	25,000	04/01/2000
B006846	NEW CONSTR	813,000	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2678/1058	11/07/2023	WD	Q	I	02	5,000,000
GRANTOR: KENNARD STEPHEN P & J						
GRANTEE: BURNS SUSAN L TRUST						
0662/1154	7/06/1992	WD	Q	V		410,000
GRANTOR: AMELIA ISLAND CO						
GRANTEE: KENNARD STEPHEN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W1 UOP=[YR=2001] N19 W7 S8 W10 N3 W5 S1 W3 N2 W11 N1 W2 N7 W4 N3 W31 S3 E3 S13 E21 FOP=[YR=2001] S10 E17 N10 W17 $ E17 S10 E32 $ W49 N10 W21 S9 W3 S8 E2 S10 E2 S44 FGR=[YR=2001] S4 W1 S20 UOP=[YR=2001] W11 S16 E13 N10 W2 N6 $ S6 E2 S12 E22 N12 E2 N25 UOP=[YR=2001] E6 N4 E22 N7 E2 N4 W1 N15 W10 FOP=[YR=2001] N10 W7 S5 W1 S5 E8 $ W8 S2 W1 S2 W11 N2 W1 S27 E2 S1 $ N1 W8 N4 W17 $ E17 S4 E6 N27 E1 S2 E11 N2 E1 N7 E1 N5 E7 S10 E10 S15 E17 N25 W2 N5 E1 N3 UOP=[YR=2001] E10 N15 W10 S15 $ N18 $PTR= E10 FUS=[YR=2001] E26 S3 E10 S10E23 FST=[YR=2001] N1 E5 S6 W5 N5 $ S5 E5 N16 E29 FOP=[YR=2001] E8 S21 W8 N21 $ S21 W1 S17 W28 N12 W12 S4 W4 N8 E4 N5 W26 S7 W3 FOP=[YR=2001] S2 W9 N2 E9 $ W11

EXTRA FEATURES

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	0861	POOL GUNIT	0	0	0	0	477.00	SF	85.00	85.00	100	2001	2001	3	27	10,947	
2	1126	CB/STC 8"	0	0	0	0	506.00	SF	8.00	8.00	100	2001	2001	3	80	3,238	
3	1075	TRELLIS G	0	0	20	10	200.00	SF	35.00	35.00	100	2001	2001	3	29	2,030	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	85	1,700	
5	0858	SCULP CONC	0	0	0	0	2,998.00	SF	13.00	13.00	100	2001	2001	3	94	36,636	

LAND DESCRIPTION

TOTAL OB/XF 54,551

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.15	1,400,000.00	1,610,000.00	1,610,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,610,000 Market: 0 Agricultural: 0 Common: 1,610,000 PRINTED 08/06/2024 BY SYS