LOT 7
IN OR 690 PG 179
DECLARATION OF COMMON DOCK

FERGUSON JAMES & BARBARA B
14 SOUND POINT PL
FERNANDINA BEACH, FL 32034

2024

03-6N-29-0SP2-0007-0000

BUILDING CHARACTERISTICS

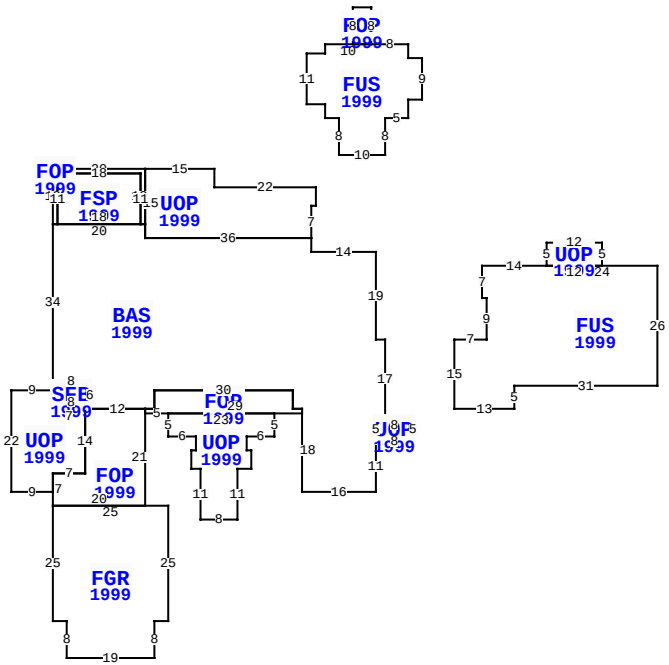
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
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	2,762	100	2,762	523,926
FGR	777	55	427	80,998
FOP	32	30	10	1,897
FOP	42	30	13	2,466
FOP	154	30	46	8,726
FOP	322	30	97	18,400
FSP	198	40	79	14,986
FUS	439	100	439	83,274
FUS	1,104	100	1,104	209,418
SFB	48	80	38	7,208
TOTALS	7,022		5,244	994,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,244	142.8952	214.34	1,123,999	1999	1999	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2012 Heated Area: 4343 HX Base Yr 2012



** This building has 15 Sub-Areas

14 SOUND POINT PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		994,739
TOTAL MARKET OB/XF VALUE		53,254
TOTAL LAND VALUE - MARKET		1,610,000
TOTAL MARKET VALUE		2,657,993
SOH/AGL Deduction		1,125,896
ASSESSED VALUE		1,532,097
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,482,097
TOTAL JUST VALUE		2,657,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,384,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804719	NEW CONSTR	400,000	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0690/0179	10/11/1993	WD	Q	V		400,000

GRANTOR: AMELIA ISLAND CO

GRANTEE: FERGUSON JAMES & B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W2 N19 W14 N3 UOP=[YR=1999] N7 E1 N4 W22 N4 W15 S15 E36 $ W36 N3FOP=[YR=1999] N12 W20 S12 E1 FSP=[YR=1999] E18 N11 W18 S11 $ N11 E18 S11 E1 $ W20 S34 SFB=[YR=1999] S2 UOP=[YR=1999] W9 S22 E9 N4 E7 N14 W7 N4 $ S4 E8 N6 W8 $ E8 S6 FOP=[YR=1999] W1 S14 W7 S7 FGR=[YR=1999] S25 E3 S8 E19 N8 E3 N25 W25 $ E20 N21 W12 $ E12 FOP=[YR=1999] S1 E5 UOP=[YR=1999] S5 E6 S3 W1 S4 E2 S11 E8 N11 E3 N4 W1 N3 E6 N5 W23 $ E29 N1 W2 N4 W30 S4 W2 $ E2 N4 E30 S4 E2 S18 E16 N11 UOP=[YR=1999] E8 N5 W8 S5 $ N5 E2 N17 $ PTR= E15 FUS=[YR=1999] E7 N9 W1 N7 E14 UOP=[YR=1999] N5 E12 S5 W12 $ E24 S26 W31 S5 W13 N15$W15$ PTR= N40 FUS=[YR=1999] N8E5N4E3N9W3N3W8 FOP=[YR=1999] N8W4S8E4$W10S2W4S11E4

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	83	1,660	
2	0858	SCULP CONC	0	100	0	0	2,443.00	SF	13.00	13.00	100	1999	1999	3	93	29,536	
3	1242	WD DECK A	0	100	0	0	80.00	SF	10.00	10.00	100	1999	1999	3	20	160	
4	0300	BOAT DCK W	0	100	0	0	3,720.00	SF	20.00	20.00	100	1999	1999	3	27	20,088	
5	0322	BOAT LFT L	0	100	0	0	1.00	UT	750.00	750.00	100	1999	1999	3	20	150	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	83	1,660	

LAND DESCRIPTION

TOTAL OB/XF 53,254

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	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