

GANT DONALD R
16 SOUND POINT PL
FERNANDINA BEACH, FL 32034

03-6N-29-0SP2-0008-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2										5	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		PD		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		17		CB STUCCO 100		0500		12		9,364		250.2538		375.38		3,515,058		2011		2011		0		0		115		6.00		115.00		VALUATION BY					STANDARD				
Roof Structure		08		IRREGULAR 100		1		SFR CUST - 100% - 2013								Heated Area: 7133														Tax Group: 5					Tax Dist:						
Roof Cover		11		SLATE 100																										BUILDING MARKET VALUE					4,042,317						
Interior Wall		05		DRYWALL 60																										TOTAL MARKET OB/XF VALUE					147,682						
Interior Wall		08		DECORATIVE 40																										TOTAL LAND VALUE - MARKET					2,100,000						
Interior Floor		12		HARDWOOD 50																										TOTAL MARKET VALUE					6,289,999						
Interior Floor		18		SLATE 50																										SOH/AGL Deduction					2,073,325						
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					4,216,674						
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					HX HB WR						
Bedrooms				3 100																										BASE TAXABLE VALUE					4,161,674						
Bathrooms				7 100																										TOTAL JUST VALUE					6,289,999						
Frame		05		STEEL 100																										NCON VALUE					0						
Stories		2.5		2.5 100																										INCOME VALUE											
Units				0 100																										PREVIOUS YEAR MKT VALUE					5,793,548						
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		3,310		100		3,310		1,428,884																																	
FGR		843		55		464		200,302																																	
FOP		3,691		30		1,107		477,878																																	
FSP		524		40		210		90,655																																	
FST		220		55		121		52,234																																	
FUS		3,765		100		3,765		1,625,302																																	
SFB		72		80		58		25,038																																	
UOP		1,645		20		329		142,025																																	
TOTALS		14,070				9,364		4,042,317																																	
EXTRA FEATURES										16 SOUND POINT PL, FERNANDINA BEACH										BLD DATE				LGL DATE		04/08/2024		MLU													
										XF DATE								LAND DATE																							
										INC DATE								AG DATE																							
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		0 100	0	0	3.00	UT	2,000.00	2,000.00	100	2011	2011	3	94	5,640																									
2	1126	CB/STC 8"		0 100	0	0	384.00	SF	8.00	8.00	100	2011	2011	3	92	2,826																									
3	0861	POOL GUNIT		0 100	0	0	442.00	SF	212.50	212.50	100	2011	2011	3	64	60,112																									
4	0877	JACUZZI		0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2011	2011	3	50	500																									
5	0871	POOL HTR R		0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	50	1,000																									
6	0463	FENCE GATE		0 100	0	0	2.00	UT	1,500.00	1,500.00	100	2011	2011	3	81	2,430																									
7	0855	CONC PAVER		0 100	0	0	3,743.00	SF	10.00	10.00	100	2011	2011	3	92	34,436																									
8	0300	BOAT DCK W		0 100	0	0	3,720.00	SF	20.00	20.00	100	1999	1999	3	27	20,088																									
9	0322	BOAT LFT L		0 100	0	0	1.00	UT	750.00	750.00	100	1999	1999	3	20	150																									
10	0410	ELEVATOR		0 100	0	0	1.00	UT	15,000.00	15,000.00	100	2011	2011	3	100	15,000																									
LAND DESCRIPTION										TOTAL OB/XF										142,182																					
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.50	1,400,000.00	2,100,000.00	2,100,000																								

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