LOT 9
ESMT PT OR 1773/1210
SOUND POINT @ LONG POINT #2

HARDIGREE CHRISTINE MARIE & CHARLES STEPHEN
7 SOUND POINT PLACE
FERNANDINA BEACH, FL 32034

2024

03-6N-29-0SP2-0009-0000

BUILDING CHARACTERISTICS

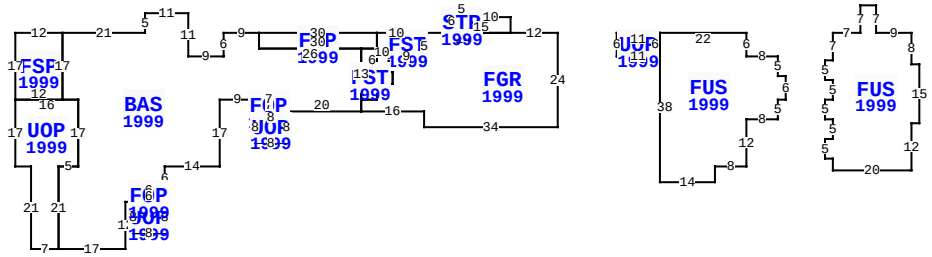
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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
BAS	2,305	100	2,305	296,207
FGR	974	55	536	68,879
FOP	18	30	5	642
FOP	21	30	6	771
FOP	120	30	36	4,626
FSP	204	40	82	10,537
FST	64	55	35	4,498
FST	82	55	45	5,782
FUS	788	100	788	101,263
FUS	944	100	944	121,310
TOTALS	6,203		4,912	631,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,912	97.3520	146.03	717,299	1999	1999	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2022 Heated Area: 4037 HX Base Yr 2022



** This building has 15 Sub-Areas

7 SOUND POINT PL, FERNANDINA BEACH

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

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	2.00	UT	2,000.00	2,000.00	100	1999	1999	3	83	3,320	
2	0810	CONCRETE A	0	100	0	0	2,620.00	SF	6.50	6.50	100	1999	1999	3	77	13,113	
3	0858	SCULP CONC	0	100	0	0	1,037.00	SF	13.00	13.00	100	1999	1999	3	93	12,537	
4	0861	POOL GUNIT	0	100	39	15	585.00	SF	85.00	85.00	100	1999	1999	3	23	11,437	
5	0845	KOOL DECK	0	100	0	0	523.00	SF	7.25	7.25	100	1999	1999	3	77	2,920	
6	0910	SCRN RM L	0	100	0	0	1,092.00	SF	15.00	15.00	100	1999	1999	3	20	3,276	
7	0810	CONCRETE A	0	100	0	0	809.00	SF	6.50	6.50	100	1999	1999	3	77	4,049	
8	1242	WD DECK A	0	100	0	0	36.00	SF	10.00	10.00	100	1999	1999	3	20	72	
9	0444	BOX FNC 4'	0	100	0	0	8.00	LF	6.50	6.50	100	1999	1999	3	20	10	
10	0881	FOUNTAIN	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	1999	1999	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 53,734

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	0.90	1,400,000.00	1,260,000.00	1,260,000							

NASSAU COUNTY PROPERTY

PAGE 1 of 2 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		794,379
TOTAL MARKET OB/XF VALUE		53,734
TOTAL LAND VALUE - MARKET		1,260,000
TOTAL MARKET VALUE		2,108,113
SOH/AGL Deduction		832,059
ASSESSED VALUE		1,276,054
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,226,054
TOTAL JUST VALUE		2,108,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,894,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906408	XFOB	6,710	09/01/1999
B9906076	SWIM POOL	14,000	05/01/1999
B9805537	NEW CONSTR	447,000	11/01/1998
B9805538	NEW CONSTR	42,000	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2510/0693	11/02/2021	WD	Q	I	01	1,700,000
GRANTOR: GRAHAM BARBARA D						
GRANTEE: HARDIGREE CHRISTINE						
1449/1347	10/04/2006	WD	U	I	01	1,900,000
GRANTOR: GRAHAM JAMES E & KIMB						
GRANTEE: GRAHAM JAMES E & BA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1999] W12 STR=[YR=1999] N4 W10 N2 W5 S6 E15$ W24 FST=[YR=1999] W10 FOP=[YR=1999] W30 BAS=[YR=1999] W9 S6 W9 N11 W11 S5 W21 FSP=[YR=1999] W12 S17 UOP=[YR=1999] S17 E4 S21 E7 N21 E5 N17 W16$ E12 N17$ S17 E4 S17 W5 S21 E17 N12 E2 UOP=[YR=1999] S8 E8 N8 W1 FOP=[YR=1999] N3 W6 S3 E6$ W7$ E7 N3 E1 N6 E14 N17 E9 FOP=[YR=1999] S3 UOP=[YR=1999] S8 E8 N8 W8$ E7 N3 W7$ E7 S3 E20 N3 FST=[YR=1999] E4 N4 E4 N3 W4 N6 W4 S13$ N13 W26 N4$ S4 E30 N4$ S10 E3 N4 E9 N5 W2 N1$ S1 E2 S5 W9 S4 E1 S3 W4 S4 W4 S3 E16 S4 E34 N24$ PTR=E15 UOP=[YR=1999] E11 FUS=[YR=1999] E22 S6 E8 S5 E2 S6 W2 S5 W8 S12 W8 S4 W14 N38$ S6 W11 N6$ W15$ PTR= E70 FUS=[YR=1999] E7 N7 E4 S7 E9 S8 E2 S15 W2 S12 W20 N3 W2 N5 E2 N5 W2 N5 E2 N5 W2 N5 E2 N7$

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,260,000 Market: 0 Agricultural: 0 Common: 1,260,000 PRINTED 08/06/2024 BY SYS

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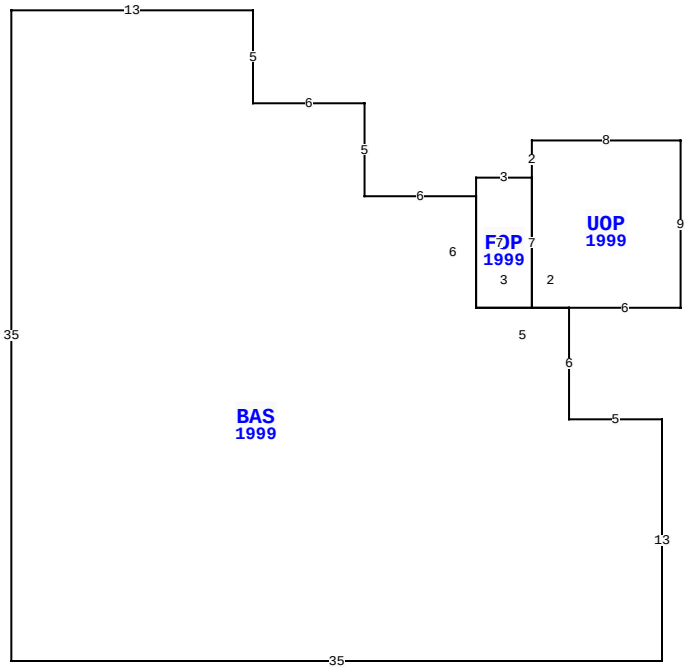
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	945	100	945	159,775
FOP	21	30	6	1,015
UOP	72	20	14	2,367
TOTALS	1,038		965	163,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	965	128.0880	192.13	185,405	1999	1999	0	0	0	12.00	88.00

2 SFR CUST – 0% - 2022 Heated Area: 945 HX Base Yr 2022



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GRANTOR: GRAHAM JAMES E & KIMB						
GRANTEE: GRAHAM JAMES E & BA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W13 S35 E35 N13 W5 N6 UOP=[YR=1999] E6 N9 W8 S2 FOP=[YR=1999] W3 S7 E3 N7$ S7 E2$ W5 N6 W6 N5 W6 N5$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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