LOT 11
IN OR 2128/1321
ESMT OR 1797/676

BRICE WILLIAM T & MAUREEN B
3424 WESTHAMPTON WAY
GAINESVILLE, GA 30506

2025

03-6N-29-00LP-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

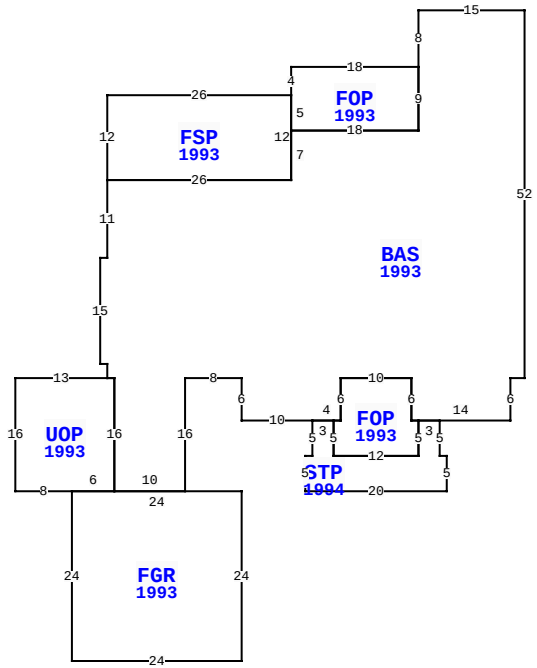
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,481	100	1993	2,481	327,287
FGR	576	55	1993	317	41,818
FOP	120	30	1993	36	4,749
FOP	162	30	1993	49	6,464
FSP	312	40	1993	125	16,490
STP	130	10	1994	13	1,715
UOP	224	20	1993	45	5,937
TOTALS	4,005			3,066	404,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,066	101.2000	159.90	490,253	1989	1989	0	0	0	17.50	82.50

1 SFR CUST – 0% - 0 Heated Area: 2481 HX Base Yr



38 LONG POINT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	404,459
TOTAL MARKET OB/XF VALUE	28,723
TOTAL LAND VALUE - MARKET	750,000
TOTAL MARKET VALUE	1,183,182
SOH/AGL Deduction	205,416
ASSESSED VALUE	977,766
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	977,766
TOTAL JUST VALUE	1,183,182
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,165,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25232	XFOB	0	10/01/2011
5433	NEW CONSTR	4,800	10/13/2988
3232	NEW CONSTR	0	10/07/1988
4916	NEW CONSTR	89,264	05/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/1321	6/21/2017	WD	Q	I	01	570,000
GRANTOR: OWENS JAMES ROBERT GA						
GRANTEE: BRICE WILLIAM T & M						
1874/0428	8/16/2013	WD	U	I	11	100
GRANTOR: OWENS NANCY G						
GRANTEE: OWENS JAMES ROBERT						

BUILDING NOTES

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280	
2	0825	BRICK	0	0	0	0	1,915.00	SF	12.50	12.50	100	1989	1989	3	84	20,108	
3	1125	CB/STC 6"	0	0	30	6	180.00	SF	7.35	7.35	100	1989	1989	3	54.5	721	
4	0461	IRON FENCE	0	0	15	5	75.00	SF	8.50	8.50	100	1989	1989	3	64	408	
5	0855	CONC PAVER	0	0	0	0	682.00	SF	10.00	10.00	100	2011	2011	3	91	6,206	

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S8 FOP=[YR=1993] W18 S4 FSP=[YR=1993] W26 S12 E26 N12 $ S5 E18 N9 $ S9 W18 S7 W26 S11 W1 S15 E1 S2 UOP=[YR=1993] W13 S16 E8 FGR=[YR=1993] S24 E24 N24 W24 $ E6 N16 W1 $ E1 S16 E10 N16 E8 S6 E10 STP=[YR=1994] S5 W1 S5 E20 N5 W1 N5 W3 FOP=[YR=1993] W1 N6 W10 S6 W1 S5 E12 N5 $ S5 W12 N5 W3$ E4 N6 E10 S6 E14 N6 E2 N52 $.

LAND DESCRIPTION

TOTAL OB/XF 28,723

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	000140	C	RES GOLF	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 07/30/2025 BY SYS