LOT 20
LONG POINT #1 PB 5/85-89

POTTER JAMES W & MARY JO
56 LONG POINT DR
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0020-0000

BUILDING CHARACTERISTICS

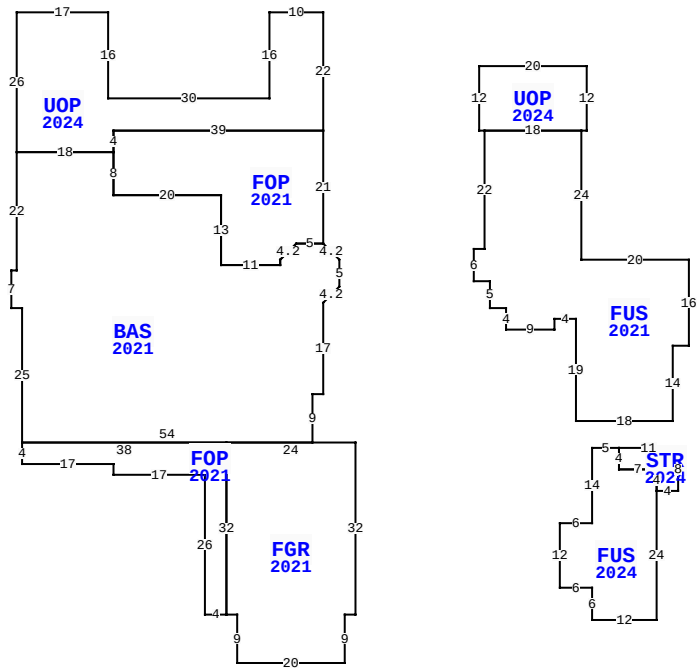
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,535	100	2021	2,535	1,156,404
FGR	948	55	2021	521	237,668
FOP	298	30	2021	89	40,600
FOP	688	30	2021	206	93,973
FUS	1,224	100	2021	1,224	558,359
FUS	428	100	2024	428	195,243
STR	60	10	2024	6	2,738
UOP	240	20	2024	48	21,896
UOP	846	20	2024	169	77,094
TOTALS	7,267			5,226	2,383,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0500	12	5,226	230.9735	364.94	1,907,176	2021	2021	0	0	125	1.00	125.00

1 SFR CUST – 100% - 2022 Heated Area: 4187 HX Base Yr 2022



56 LONG POINT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		2,383,970
TOTAL MARKET OB/XF VALUE		67,829
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		3,201,799
SOH/AGL Deduction		1,164,525
ASSESSED VALUE		2,037,274
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,986,552
TOTAL JUST VALUE		3,201,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,081,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001878	SWIM POOL	75,000	02/02/2022
19003303	CO ISSUED	0	03/19/2021
B1903303	NEW CONSTR	567,427	04/03/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2456/1789	4/28/2021	WD	Q	I	01	2,245,000
GRANTOR: AMELIA ISLAND DEVELOP						
GRANTEE: POTTER JAMES W & MA						
2131/0557	6/30/2017	SW	Q	V	01	300,000
GRANTOR: WHITMIRE LINDA B TRUS						
GRANTEE: AMELIA ISLAND DEVEL						

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	0855	CONC PAVER	0	100	0	0	2,448.00	SF	10.00	10.00	100	2021	2021	3	99	24,235	
2	1122	CB 6"	0	100	0	0	202.00	SF	5.85	5.85	100	2021	2021	3	99	1,170	
3	0861	POOL GUNIT	0	100	0	0	486.00	SF	85.00	85.00	100	2024	2023		98	40,484	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=-57,4] S22 W1 S7 E2 S25 E54 N9 E2 N17 U3R3 N5 U3L3 W5 D3L3 S1 W11 N13 W20 N8 W18 $
FUS=[YR=2021;ORIG=30,0] E18 S24 E20 S16 W3 S14 W18 N19 W4 S2 W9 N4 W3 N5 W3 N6 E2 N22 $
FGR=[YR=2021;ORIG=-18,90] E2 S9 E20 N9 E2 N32 W24 S32 $
UOP=[YR=2024;ORIG=-57,-22] E17 S16 E30 N16 E10 S22 W39 S4 W18 N26 $
FOP=[YR=2021;ORIG=0,0] W39 S4 S8 E20 S13 E11 N1 U3R3 E5 N21 $
FOP=[YR=2021;ORIG=-56,58] S4 E17 S2 E17 S26 E4 N32 W38 $
UOP=[YR=2024;ORIG=29,0] E1 E18 E1 N12 W20 S12 $
PTR=[ORIG=0,0] E30 W30 $
FUS=[YR=2024;ORIG=50,59] E5 S4 E7 S4 S24 W12 N6 W6 N12 E6 N14

LAND DESCRIPTION

TOTAL OB/XF 67,829

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000							

REVIEW DATE 03/14/2023 BY DJ Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 07/30/2025 BY SYS