LOT 22
LONG POINT #1 PB 5/85-89

MEAKIN CHARLES JAMES III & LINDSAY HOLMES
60 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0022-0000

BUILDING CHARACTERISTICS

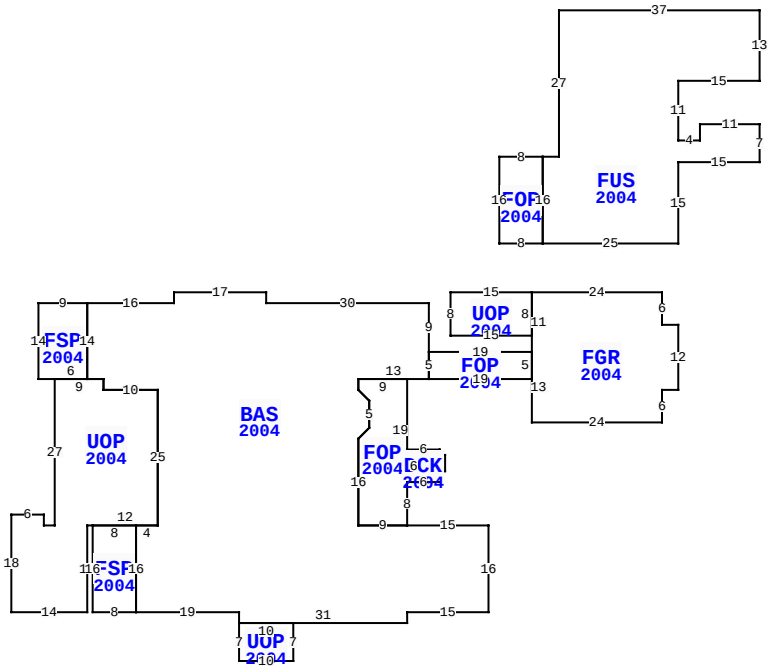
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	3,051	100	2004	3,051	820,203
DCK	39	10	2004	4	1,075
FGR	612	55	2004	337	90,596
FOP	95	30	2004	28	7,527
FOP	128	30	2004	38	10,215
FOP	229	30	2004	69	18,550
FSP	126	40	2004	50	13,442
FSP	128	40	2004	51	13,710
FUS	1,282	100	2004	1,282	344,641
UOP	70	20	2004	14	3,764
TOTALS	6,609			5,094	1,369,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	5,094	179.1035	282.98	1,441,500	2004	2014	0	0	0	5.00	95.00

1 SFR CUST – 100% - 2022 Heated Area: 4333 HX Base Yr 2022



** This building has 12 Sub-Areas

60 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		1,369,425
TOTAL MARKET OB/XF VALUE		48,261
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		2,167,686
SOH/AGL Deduction		593,292
ASSESSED VALUE		1,574,394
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,523,672
TOTAL JUST VALUE		2,167,686
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,106,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008147	SWIM POOL	72,000	05/25/2022
B0310694	NEW CONSTR	832,592	02/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2429/0199	1/28/2021	WD	Q	I	01	1,600,000
GRANTOR: CLARKE CHARLES D & AN						
GRANTEE: MEAKIN CHARLES JAME						
2382/0046	8/05/2020	WD	U	I	11	100
GRANTOR: CLARKE CHARLES D & AN						
GRANTEE: CLARKE CHARLES D &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2004] W3 N6 W24 UOP=[YR=2004] W15 S8 E15 N8 $ S11 FOP=[YR=2004] W19 BAS=[YR=2004] N9 W30 N2 W17 S2 W16 FSP=[YR=2004] W9 S14 E3 UOP=[YR=2004] S27 W2 N2 W6 S18 E14 N16 E1 FSP=[YR=2004] S16 E8 N16 W8 $ E12 N25 W10 N2 W9 $ E6 N14 $ S14 E3 S2 E10 S25 W4 S16 E19 S2 UOP=[YR=2004] S7 E10 N7 W10 $ E31 N2 E15 N16 W15 FOP=[YR=2004] N8 DCK=[YR=2004] E6 N2 E1 N3 W1 N1 W6 S6 $ N19 W9 S2 R2 D2 S5 L2 D2 S16 E9$ W9 N16 R2 U2 N5 L2 U2 N2 E13 N5 $ S5 E19 N5 $ S13 E24 N6 E3 N12 $ PTR= N15 FUS=[YR=2004] N15 E15 N7W11 S3 W4 N11 E15 N13 W37 S27 W3 FOP=[YR=2004] W8 S16E8 N16 $ S16 E25 $ S15 $.

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	2004	2004	3	87	3,480	
2	0855	CONC PAVER	0	100	0	0	1,665.00	SF	10.00	10.00	100	2004	2004	3	83	13,820	
3	0855	CONC PAVER	0	100	0	0	122.00	SF	10.00	10.00	100	2004	2004	3	83	1,013	
4	0835	QUARY TILE	0	100	0	0	208.00	SF	10.00	10.00	100	2004	2004	3	83	1,726	
5	1126	CB/STC 8"	0	100	0	0	389.00	SF	8.00	8.00	100	2004	2004	3	83	2,583	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	61	366	
7	1126	CB/STC 8"	0	100	0	0	152.00	SF	8.00	8.00	100	2004	2004	3	83	1,009	
8	0861	POOL GUNIT	0	100	0	0	268.00	SF	85.00	85.00	100	2024	2023		98	22,324	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 48,261

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 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