LOT 23
IN OR 2220/807
LONG POINT #1 PB 5/85-89

STAPLETON MARY
62 LONG POINT
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0023-0000

BUILDING CHARACTERISTICS

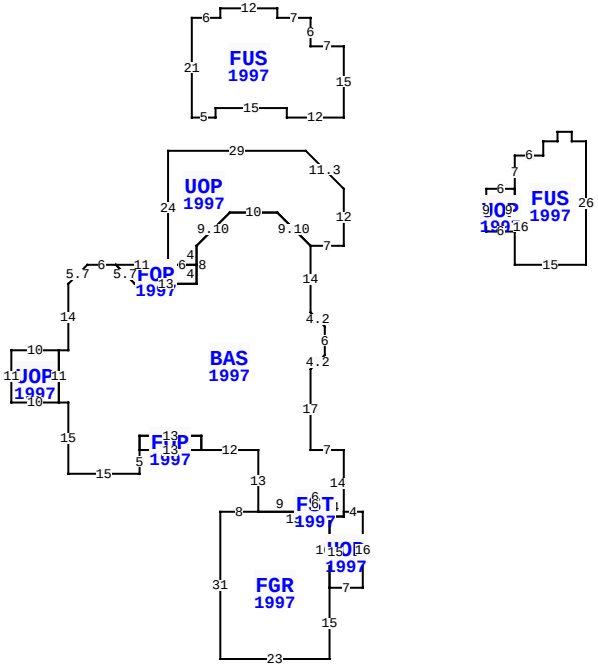
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	11	CLAY TILE 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
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	2,440	100	1997	2,440	304,891
FGR	713	55	1997	392	48,983
FOP	39	30	1997	12	1,500
FOP	60	30	1997	18	2,249
FST	18	55	1997	10	1,250
FUS	378	100	1997	378	47,233
FUS	624	100	1997	624	77,972
UOP	54	20	1997	11	1,375
UOP	109	20	1997	22	2,749
UOP	110	20	1997	22	2,749
TOTALS	5,158			4,052	506,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0500	11	4,052	139.9728	221.16	896,140	1997	1997	0	0	30	13.50	56.50

1 SFR CUST - 100% - 2024 Heated Area: 3442 HX Base Yr 2024



** This building has 11 Sub-Areas

62 LONG POINT DR, FERNANDINA BEACH

BLD DATE	02/04/2008 DJ	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		506,319
TOTAL MARKET OB/XF VALUE		42,808
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		1,299,127
SOH/AGL Deduction		0
ASSESSED VALUE		1,299,127
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		1,243,405
TOTAL JUST VALUE		1,299,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,278,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18606	REMODEL	2,450	10/31/2006
B018322	OTHER	0	05/01/2001
B9603449	NEW CONSTR	350,000	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2220/0807	9/04/2018	WD	Q	I	02	730,000
GRANTOR: AMOS WILLIAM L JR & B						
GRANTEE: STAPLETON HARVEY P						
1092/0430	11/05/2002	WD	Q	I		880,000
GRANTOR: HUGHES JAMES A & FAYE						
GRANTEE: AMOS WILLIAM JR & B						

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	79	1,580	
2	0858	SCULP CONC	0	100	0	0	2,488.00	SF	13.00	13.00	100	1997	1997	3	91	29,433	
3	0861	POOL GUNIT	0	100	0	0	195.00	SF	85.00	85.00	100	1997	1997	3	20	3,315	
4	0840	MARBLE	0	100	0	0	134.00	SF	40.00	40.00	100	1997	1997	3	91	4,878	
5	0858	SCULP CONC	0	100	0	0	252.00	SF	13.00	13.00	100	1997	1997	3	91	2,981	
6	0845	KOOL DECK	0	100	0	0	107.00	SF	7.25	7.25	100	2002	2002	3	80	621	

BUILDING DIMENSIONS

UOP=[YR=1997] U8 L8 W29 S24 FOP=[YR=1997] W11 BAS=[YR=1997] W6 D4 L4 S14 W2 UOP=[YR=1997] W10 S11 E10 N11 $ S11 E2 S15 E15 N5 FOP=[YR=1997] E13 N3 W13 S3 $ N3 E13 S3 E12 S13 FGR=[YR=1997] W8 S31 E23 N15 UOP=[YR=1997] E7 N16 W4 S1 W3 S15 $ N16 FST=[YR=1997] N3 W6 S3 E6 $ W15 $ E9 N3 E6 S4 E3 N14 W7 N17 R3 U3 N6 L3 U3 N14 L7 U7 W10 D7 L7 S8 W13 U4 L4 $ D4 R4 E13 N4 W6$ E6 N4 U7 R7 E10 D7 R7 E7 N12$ PTR= N15 FUS=[YR=1997] N15 W7 N6 W7 N2 W12 S2 W6 S21 E5 N2 E15 S2 E12 $ S15 $ PTR= E30 UOP=[YR=1997] E6 FUS=[YR=1997] N7 E6 N3 E3 N2 E3 S2 E3 S26 W15 N16 $ S9 W6 N9 $W30 $.

LAND DESCRIPTION

TOTAL OB/XF 42,808

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