LOT 26
IN OR 1969/414
LONG POINT #1 PB 5/85-89

BATES FRANCES H
68 LONG POINT DR
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0026-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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

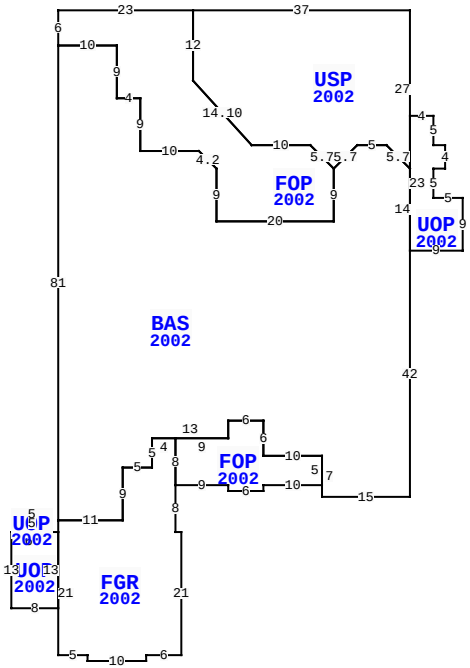
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,250	100	2002	3,250	589,260
FGR	592	55	2002	326	59,108
FOP	194	30	2002	58	10,516
FOP	652	30	2002	196	35,537
UOP	15	20	2002	3	544
UOP	104	20	2002	21	3,807
UOP	145	20	2002	29	5,258
USP	820	30	2002	246	44,602
TOTALS	5,772			4,129	748,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,129	128.9376	203.72	841,160	2002	2002	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2016 Heated Area: 3250 HX Base Yr 2016



68 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		748,632
TOTAL MARKET OB/XF VALUE		32,181
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		1,530,813
SOH/AGL Deduction		640,498
ASSESSED VALUE		890,315
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		834,593
TOTAL JUST VALUE		1,530,813
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,498,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210477	XFOB	7,000	11/01/2002
B0109089	NEW CONSTR	350,000	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1969/0414	3/23/2015	WD	Q	I	02	850,000
GRANTOR: SMITH STUART O & JANE						
GRANTEE: BATES PETER & FRANC						
1006/0921	9/05/2001	WD	Q	V		412,500
GRANTOR: JRT HOLDINGS INC						
GRANTEE: SMITH STUART O & JA						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2002] W37 FOP=[YR=2002] W23 S6 BAS=[YR=2002] S81 FGR=[YR=2002] S2 UOP=[YR=2002] W2 UOP=[YR=2002] N3 W5 S3 E5 $ W6 S13 E8 N13 $ S21 E5 S1 E10 N1 E6 N21 W1 N8 FOP=[YR=2002] E9 S1 E6 N1 E10 N5 W10 N6 W6 S3 W9 S8 $ N8 W4 S5 W5 S9 W11 $ E11 N9 E5 N5 E13 N3 E6 S6 E10 S7 E15 N42 UOP=[YR=2002] E9 N9 W5 N5 E2 N4 W2 N5 W4 S23 $ N14 L4 U4 W5 D4 L4 S9 W20 N9 L3 U3 W10 N9 W4 N9 W10 $ E10 S9 E4 S9 E10 D3 R3 S9 E20 N9 U4 L4 W10 U11 L10 N12$ S12 R10 D11 E10 D4 R4 U4 R4 E5 D4 R4 N27$.

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	0861	POOL GUNIT	0	100	0	0	352.00	SF	85.00	85.00	100	2002	2002	3	27	8,078	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	200	
3	1126	CB/STC 8"	0	100	0	0	416.00	SF	8.00	8.00	100	2002	2002	3	80	2,662	
4	0504	FP-ELECTRI	0	100	0	0	3.00	UT	2,000.00	2,000.00	100	2002	2002	3	85	5,100	
5	0855	CONC PAVER	0	100	0	0	1,997.00	SF	10.00	10.00	100	2002	2002	3	80	15,976	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2002	2002	3	55	165	

LAND DESCRIPTION

TOTAL OB/XF 32,181

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