LOT 28
LONG POINT #1 PB 5/85-89

RUSSELL JAMES SCOTT JR & URSULA KATE
72 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

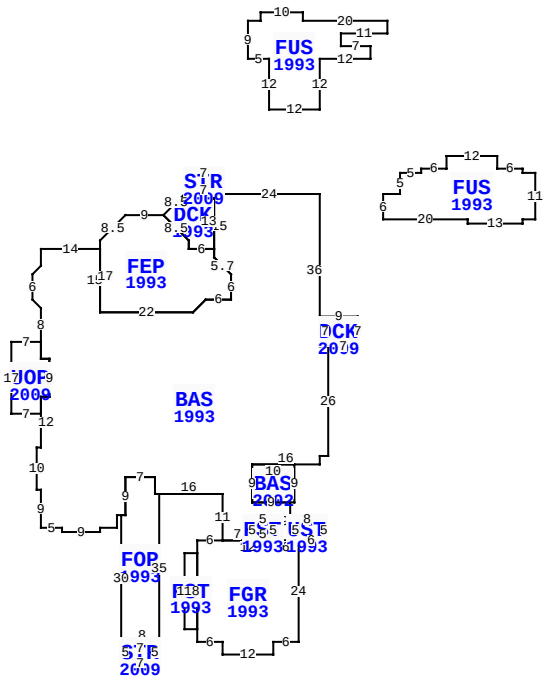
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	05	Quality Level 05
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	3,943	100	1993	3,943	574,937
BAS	90	100	2002	90	13,123
DCK	121	10	1993	12	1,750
DCK	63	10	2009	6	875
FEP	559	80	1993	447	65,178
FGR	612	55	1993	337	49,138
FOP	338	30	1993	101	14,727
FST	25	55	1993	14	2,042
FST	54	55	1993	30	4,374
FUS	416	100	1993	416	60,658
TOTALS	6,910			5,897	859,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0500	11	5,897	149.3552	235.98	1,391,574	1987	1987	0	0	15	23.21	61.79

1 SFR CUST – 100% - 2025 Heated Area: 4898 HX Base Yr 2025



** This building has 15 Sub-Areas

72 LONG POINT DR, FERNANDINA BEACH

BLD DATE	10/02/2009	KK	LGL DATE	
XF DATE	10/02/2009	KK	LAND DATE	04/08/2024 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		859,854
TOTAL MARKET OB/XF VALUE		21,042
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		1,630,896
SOH/AGL Deduction		0
ASSESSED VALUE		1,630,896
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,580,174
TOTAL JUST VALUE		1,630,896
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,792,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001724	DECK	8,452	02/25/2020
B1804714	REMODEL	100,000	05/09/2018
B26116	REMODEL	1,900	06/01/2012
B24107	REPAIR/RRF	6,325	11/01/2010
B0209456	ADDITION	9,630	02/01/2002
8504	ADDITION	65,000	11/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2730/1437	7/29/2024	TD	Q	I	01	1,750,000
GRANTOR: CONWAY HENRY NELSON I						
GRANTEE: RUSSELL JAMES SCOTT						
1562/1555	4/23/2008	WD	Q	I	01	100
GRANTOR: CONWAY HENRY N JR						
GRANTEE: CONWAY HENRY N JR T						

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	0812	CONCRETE C	0	100	0	0	1,878.00	SF	4.00	4.00	100	2013	2013	3	93	6,986	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
4	0861	POOL GUNIT	0	100	0	0	160.00	SF	85.00	85.00	100	1987	1987	3	20	2,720	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1987	1987	3	20	200	
6	1128	BRICK 12"	0	100	0	0	449.00	SF	14.00	14.00	100	1987	1987	3	82	5,155	
7	0855	CONC PAVER	0	100	0	0	105.00	SF	10.00	10.00	100	1987	1987	3	49.5	520	
8	1126	CB/STC 8"	0	100	42	3	126.00	SF	8.00	8.00	100	1987	1987	3	49.5	499	
9	1127	BRICK 8"	0	100	0	0	284.00	SF	11.00	11.00	100	1987	1987	3	82	2,562	

BUILDING DIMENSIONS

BAS=[YR=1993] W24 DCK=[YR=1993] N1 STR=[YR=2009] N4 W7 S4 E7 $ W7 L6 D6 FEP=[YR=1993] W9 L6 D6 S17 E22 R3 U3 E6 N6 L4 U4 N2 W6 N2 L6 U6 $ D6 R6 S2 E6 N13 E1 $ W1 S15 D4 R4 S6 W6 D3 L3 W22 N15 W14 S4 D2 L2 S6 R2 D2 S8 UOP=[YR=2009] W7 S17 E7 N4 E2 N9 W2 N4 $ S4 E2 S9 W2 S12 W1 S10 E1 S9 E5 S1 E9 N1 E4 N3 E1 FOP=[YR=1993] S30 E1 STR=[YR=2009] S5 E7 N5 W7 $ E8 N35 W1 N4 W7 S9 W1 $ E1 N9 E7 S4 E16 S11 FGR=[YR=1993] W6 S3 FST=[YR=1993] W3 S18 E3 N18 $ S21 E6 S3 E12 N3 E6 N24 UST=[YR=1993] E6 N5 W8 S5 E2 $ W6 FST=[YR=1993] N5 W5 S5 E5 $ W12 $ E7 N5 E5 S5 E4 N9 BAS=[YR=2002] E1 N9 W10 S9 E9 $ W9 N9 E16 N2 E2 N26 DCK=[YR=2009] E7 N7 W9 S7 E2 $ W2 N36 $ PTR=E15

LAND DESCRIPTION

TOTAL OB/XF 21,042

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