

LOT 36
IN OR 1917/303 & OR 1917/305
LONG POINT #1 PB 5/85-89

WATSON JESSE & PHYLLIS LIVING TRUST/WATSON JESSE A
69 LONG POINT DR
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0036-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	10	ABOVE AVG 100		0500	11	5,535	165.5052	261.50	1,447,402	1999	1999	0	0	0	12.00	88.00	VALUATION BY		STANDARD														
Roof Structur	08	IRREGULAR 100		1 SFR CUST - 100% - 2002										Heated Area: 4242					HX Base Yr 2002					Tax Group: 5		Tax Dist:							
Roof Cover	11	SLATE 100												BUILDING MARKET VALUE										1,273,714									
Interior Wall	05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										14,616									
Interior Floo	11	CLAY TILE 70												TOTAL LAND VALUE - MARKET										800,000									
Interior Floo	14	CARPET 30												TOTAL MARKET VALUE										2,088,330									
Air Condition	03	CENTRAL 100												SOH/AGL Deduction										939,626									
Heating Type	04	AIR DUCTED 100												ASSESSED VALUE										1,148,704									
Bedrooms		4 100												TOTAL EXEMPTION VALUE										HX HB		50,722							
Bathrooms		4.5 100												BASE TAXABLE VALUE										1,097,982									
Frame	02	WOOD FRAME 100												TOTAL JUST VALUE										2,088,330									
Stories	2.	2. 100												NCON VALUE										0									
Units		0 100												INCOME VALUE																			
																	PREVIOUS YEAR MKT VALUE		2,031,115														