LOT 37
LONG POINT #1 PB 5/85-89

GOWAN CAROLYN P & IVAN D
67 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	05	Quality Level 05

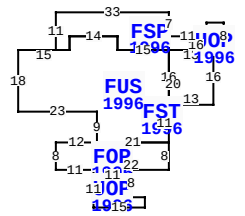
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10007.00

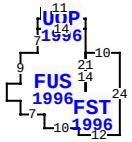
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	926	100	1996	926	200,427
FGR	610	55	1996	336	72,725
FOP	124	30	1996	37	8,008
FOP	172	30	1996	52	11,255
FOP	208	30	1996	62	13,419
FOP	264	30	1996	79	17,099
FSP	307	40	1996	123	26,622
FST	16	55	1996	9	1,948
FST	16	55	1996	9	1,948
FST	40	55	1996	22	4,762
TOTALS	5,423			3,809	824,432

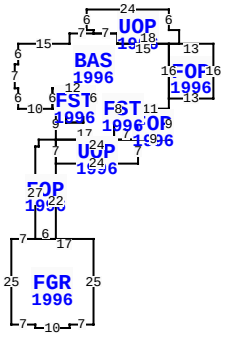
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,809	146.5128	231.49	881,745	1996	2011	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2021 Heated Area: 2891 HX Base Yr 2021







** This building has 18 Sub-Areas

67 LONG POINT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		824,432
TOTAL MARKET OB/XF VALUE		20,684
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,645,116
SOH/AGL Deduction		693,782
ASSESSED VALUE		951,334
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		900,612
TOTAL JUST VALUE		1,645,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,607,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002863	REMODEL	38,000	02/22/2022
B9501944	NEW CONSTR	243,500	05/01/1995
B9501944	NEW CONSTR	243,500	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2409/0989	11/17/2020	WD	Q	I	02	1,070,000
GRANTOR: TAYLOR JOHN C JR & JU						
GRANTEE: GOWAN CAROLYN P & I						
0662/0810	7/01/1992	WD	Q	V		108,800
GRANTOR: AMELIA ISLAND CO						
GRANTEE: TAYLOR JOHN & JULIA						

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	2.00	UT	2,000.00	2,000.00	100	1996	1996	3	77	3,080	
2	0812	CONCRETE C	0	100	0	0	2,265.00	SF	4.00	4.00	100	1996	1996	3	70	6,342	
3	0825	BRICK	0	100	0	0	89.00	SF	12.50	12.50	100	1996	1996	3	91	1,012	
4	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	1996	1996	3	70	109	
5	0810	CONCRETE A	0	100	0	0	20.00	SF	6.50	6.50	100	1996	1996	3	70	91	
6	1242	WD DECK A	0	100	5	5	25.00	SF	10.00	10.00	100	1996	1996	3	20	50	
7	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	1996	1996	3	100	10,000	

BUILDING DIMENSIONS

FST=[YR=1996] W4 S4 E4 N4$ FUS=[YR=1996] N16 UOP=[YR=1996] E16 N8 W5 S4 W11 FSP=[YR=1996] N7 W33 S11 E4 N4 E14 S4 E15 N4 $ S4 $ W15 N4 W14 S4 W15 S18 E23 S9 FOP=[YR=1996] W12 S8 E11 UOP=[YR=1996] S11 E15 N3 W4 N8 W11 $ E22 N8 W21 $ E21 N11 E13 N16 W13 S20 W4 N4 E4 $ PTR= E70 FST=[YR=1996] E4 S4 W4 N4 $ FUS=[YR=1996] N21 UOP=[YR=1996] N3 W2 N3 W11 S3 W1 S3 E14 $ W14 S7 W5 S9 W4 S5 E4 S4 E7 S4 E10 S2 E12 N24 W10 S14 E4 S4 W4 N4 $ W70 $ PTR= S70UOP=[YR=1996] W24 S6 E2 S1
BAS=[YR=1996] W7 S3 W15 S6 W1 S7 E1 S6 E10 FST=[YR=1996] N6 E12 S6 W3 S4 W5 N4 W4 $ N6 E12 S6 W3 S4 W5 N4 W3 S9
FOP=[YR=1996] W5 S2 W1 S27 FGR=[YR=1996] W7 S25 E7 S1 E10 N1 E7 N25 W17 $ E6 N22 UOP=[YR=1996] E24 N7FOP=[YR=1996] E9

LAND DESCRIPTION

TOTAL OB/XF 20,684

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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	800,000.00	800,000.00	800,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/30/2025 BY SYS