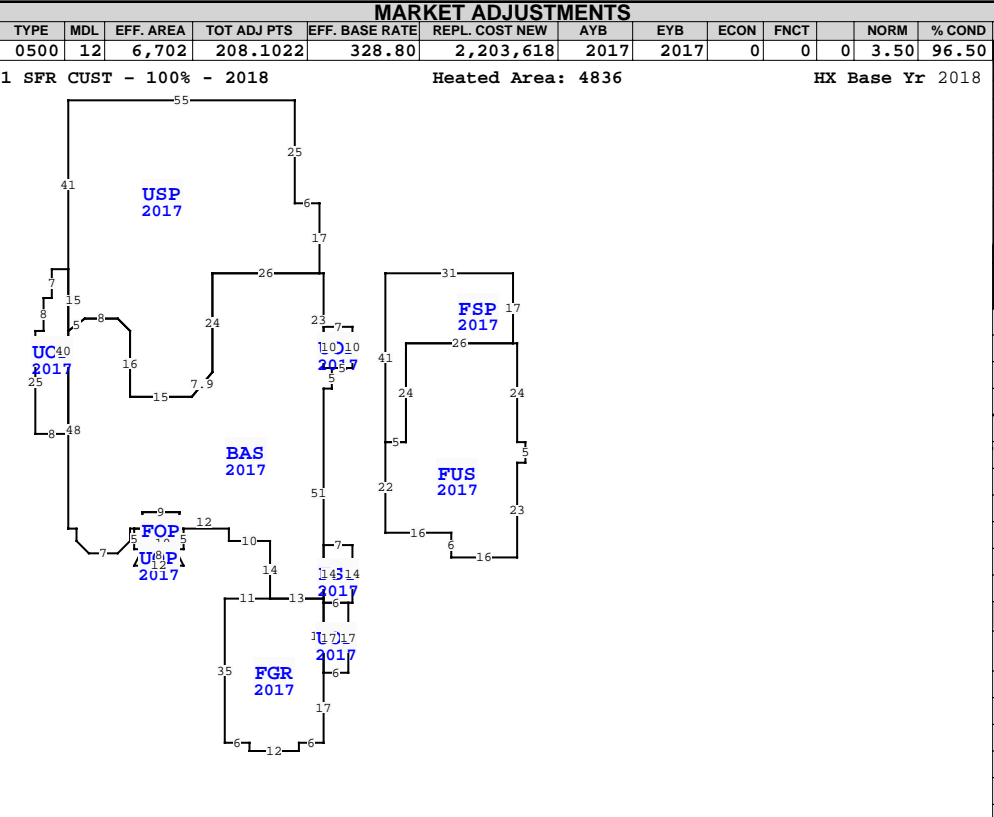


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		2,126,491	
TOTAL MARKET OB/XF VALUE		117,087	
TOTAL LAND VALUE - MARKET		800,000	
TOTAL MARKET VALUE		3,043,578	
SOH/AGL Deduction		1,222,242	
ASSESSED VALUE		1,821,336	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		1,770,614	
TOTAL JUST VALUE		3,043,578	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		2,950,040	

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	3,378	100	2017	3,378	1,071,812
FGR	864	55	2017	475	150,714
FOP	96	30	2017	29	9,201
FSP	647	40	2017	259	82,178
FST	98	55	2017	54	17,134
FUS	1,458	100	2017	1,458	462,611
UOP	40	20	2017	8	2,538
UOP	70	20	2017	14	4,442
UOP	102	20	2017	20	6,346
UOP	276	20	2017	55	17,451
TOTALS	10,202			6,702	1,126,491

** This building has 11 Sub-Areas
59 LONG POINT DR, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1704195	CO ISSUED	0	05/11/2017
B1733662	SCRNROM	0	01/12/2017
B1631650	NEW CONSTR	0	01/13/2016
B1631713	SWIM POOL	50,000	01/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2750/656	11/06/2024	SW	U	I	11	100
GRANTOR: SKEEN-BAECHLE DEBBRA						
GRANTEE: SKEEN DEBBRA L LIVI						
2750/653	11/06/2024	SW	U	I	11	100
GRANTOR: BAECHLE JOHN L						
GRANTEE: BAECHLE JOHN TRUST						

EXTRA FEATURES																
L N	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	0855	CONC PAVER	0	100	0	0		7.00	7.00	100	2017	2017	3	96	16,182	
2	0861	POOL GUNIT	0	100	0	0		85.00	85.00	100	2017	2017	3	81	38,212	
3	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2017	2017	3	96	25,133	
4	0871	POOL HTR R	0	100	0	0		2,000.00	2,000.00	100	2017	2017	3	74	1,480	
5	0912	SCRN RM G	0	100	0	0		20.00	20.00	100	2024	2019		82	36,080	

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2017] W1 USP=[YR=2017] N17 W6 N25 W55 S41 UOP=[YR=2017] W4 S7 W2 S8 W2 S25 E8 N40\$ S15 U3 R4 E8 D3 R3 S16 E15 U6 R5 N24 E26\$ W26 S24 D6 L5 W15 N16 U3 L3 W8 D3 L4 S48 E2 S3 D3 R3 E7 U3 R3 N3 E1 FOP=[YR=2017] S5 E2 UOP=[YR=2017] D4 L2 E12 U4 L2 W 8\$ E10 N5 W1 N4 W9 S4 W2\$ E2 N4 E9 S4 E12 S3 E10 S14 FGR=[YR=2017] W11 S35 E6 S2 E12 N2 E6 N17 UOP=[YR=2017] E6 N17 FST=[YR=2017] E1 N14 W7 S14 E6\$ W6 S17\$ N18 W13\$ E13 N51 E2 N5 UOP=[YR=2017] E5 N10 W7 S10 E2\$ W2 N23\$ PTR=E15 FSP=[YR=2017] E31 S17 FUS=[YR=2017] E1 S24 E2 S5 W2 S23 W16 N6 W16 N22 E5 N24 E26\$ W26 S24 W5 N41\$ W15\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							