LOT 44
LONG POINT #1 PB 5/85-89

MILLER ADRIENNE LIVING TRUST/MILLER ADRIENNE TRUST
47 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0044-0000

BUILDING CHARACTERISTICS

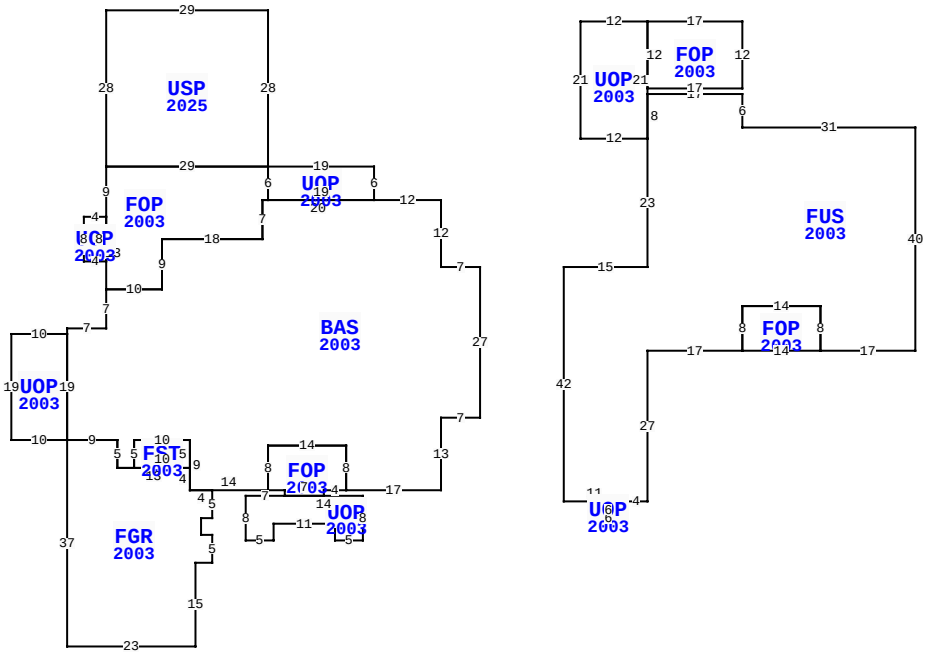
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,931	100	2003	2,931	589,050
FGR	810	55	2003	446	89,633
FOP	112	30	2003	34	6,833
FOP	119	30	2003	36	7,235
FOP	204	30	2003	61	12,260
FOP	460	30	2003	138	27,734
FST	50	55	2003	28	5,627
FUS	2,540	100	2003	2,540	510,470
UOP	18	20	2003	4	804
UOP	32	20	2003	6	1,206
TOTALS	8,779			6,606	1,327,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	6,606	142.1200	224.55	1,483,377	2003	2003	0	0	0	10.50	89.50

1 SFR CUST - 100% - 2023 Heated Area: 5471 HX Base Yr 2023



** This building has 15 Sub-Areas

47 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		1,327,622
TOTAL MARKET OB/XF VALUE		22,955
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		2,050,577
SOH/AGL Deduction		104,690
ASSESSED VALUE		1,945,887
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,895,165
TOTAL JUST VALUE		2,050,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,991,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003860	29'7 X 28'6 X 49'	22,500	04/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/1956	5/24/2023	SW	U	I	11	100
GRANTOR: MILLER ADRIENNE R						
GRANTEE: MILLER ADRIENNE LIV						
2636/1451	5/03/2023	FJ	U	I	11	0
GRANTOR: MILLER JULIE C EST						
GRANTEE: MILLER ADRIENNE R						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	2,834.00	SF	4.00	4.00	100	2003	2003	3	82	9,296	
2	0810	CONCRETE A	0	100	0	0	442.00	SF	6.50	6.50	100	2003	2003	3	82	2,356	
3	0861	POOL GUNIT	0	100	0	0	319.00	SF	85.00	85.00	100	2003	2003	3	29	7,863	
4	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2003	2003	3	86	3,440	

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W7 N12 W12 W20 S7 W18 S9 W10 S7 W7 S1 S19 E9 S5 E3 N5 E10 S9 E14 N8 E14 S8 E17 N13 E7 N27 $
FUS=[YR=2003;ORIG=15,0] E15 N23 N8 E17 S6 E31 S40 W17 N8 W14 S8 W17 S27 W4 W11 N42 $
USP=[YR=2025;ORIG=-38,-18] N28 W29 S28 E29 $
FGR=[YR=2003;ORIG=-74,31] S37 E23 N15 E3 N5 W2 N3 E2 N5 W4 N4 W13 N5 W9 $
FOP=[YR=2003;ORIG=-67,-18] S9 S13 E10 N9 E18 N7 E1 N6 W29 $
UOP=[YR=2003;ORIG=30,-23] W12 N21 E12 S21 $
FOP=[YR=2003;ORIG=30,-44] E17 S12 W17 N12 $
UOP=[YR=2003;ORIG=-74,12] W10 S19 E10 N19 $
UOP=[YR=2003;ORIG=-35,41] W7 S8 E5 N3 E11 S3 E5 N8 W14 $

LAND DESCRIPTION

TOTAL OB/XF 22,955

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							

REVIEW DATE 11/20/2024 BY DJ Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/30/2025 BY SYS