LOT 46
LONG POINT #1 PB 5/85-89

SAKURAI ERIC/STAFFORD REBECCA A
41 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0046-0000

BUILDING CHARACTERISTICS

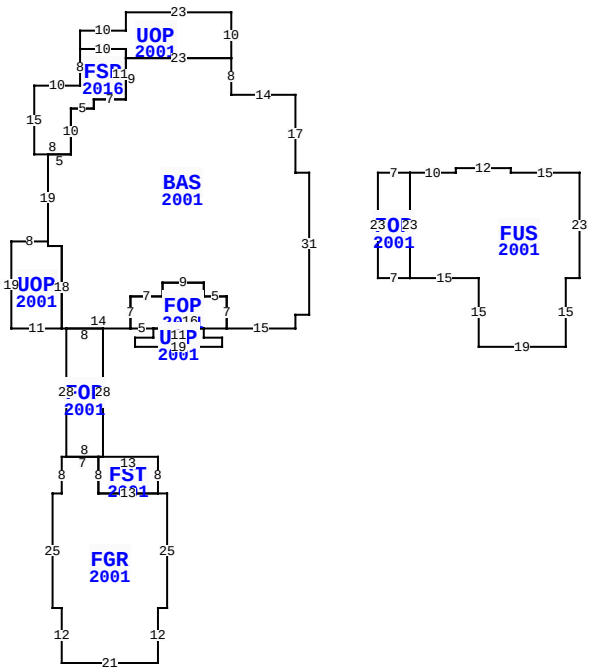
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
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	2,716	100	2001	2,716	494,253
FGR	941	55	2001	518	94,264
FOP	161	30	2001	48	8,735
FOP	174	30	2001	52	9,462
FOP	224	30	2001	67	12,192
FSP	246	40	2016	98	17,834
FST	104	55	2001	57	10,373
FUS	1,148	100	2001	1,148	208,911
UOP	60	20	2001	12	2,184
UOP	206	20	2001	41	7,461
TOTALS	6,250			4,811	875,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,811	129.4128	204.47	983,705	2001	2001	0	0	0	11.00	89.00

1 SFR CUST - 100% - 2016 Heated Area: 3864 HX Base Yr 2016



** This building has 11 Sub-Areas

41 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		875,497
TOTAL MARKET OB/XF VALUE		31,971
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		1,607,468
SOH/AGL Deduction		719,405
ASSESSED VALUE		888,063
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		837,341
TOTAL JUST VALUE		1,607,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,568,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018577	XFOB	10,900	07/01/2001
E017912	NEW CONSTR	600	04/01/2001
M014866	H/AC	0	02/01/2001
B0047395	NEW CONSTR	498,606	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2598/0084	10/21/2022	QC	U	I	11	100
GRANTOR: SAKURAI ERIC						
GRANTEE: SAKURAI ERIC & REBE						
2590/1846	9/13/2022	QC	U	I	11	100
GRANTOR: SAKURAI GAIL LYNN						
GRANTEE: SAKURAI ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W3 N17 W14 N8 UOP=[YR=2001] N10 W23 S4 W10 S4 FSP=[YR=2016] S8 W10 S15 E8 N10 E5 N2 E7 N11 W10 $ E10 S2 E23 $ W23 S9 W7 S2 W5 S10 W5 S19 UOP=[YR=2001] W8 S19 E11 N18 W3 N1 $ S1 E3 S18 E1 FOP=[YR=2001] S28 FGR=[YR=2001] W1 S8 W2 S25 E2 S12 E21 N12 E2 N25 W2 FST=[YR=2001] N8 W13 S8 E13$ W13 N8 W7 $ E8 N28 W8 $ E14 FOP=[YR=2001] E5 UOP=[YR=2001] S2 W4 S2 E19 N2 W4 N2 W11 $ E16 N7 W5 N3 W9 S3 W7 S7 $ N7 E7 N3 E9 S3 E5 S7 E15 N3 E3 N31 $ PTR= E15 FOP=[YR=2001] E7 FUS=[YR=2001] E10 N1 E12 S1 E15 S23 W3 S15 W19 N15 W15 N23 $ S23 W7 N23 $ W15 $.

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	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	84	1,680	
2	0812	CONCRETE C	0	100	0	0	2,991.00	SF	4.00	4.00	100	2001	2001	3	79	9,452	
3	0810	CONCRETE A	0	100	0	0	70.00	SF	6.50	6.50	100	2001	2001	3	79	359	
4	0858	SCULP CONC	0	100	0	0	226.00	SF	13.00	13.00	100	2001	2001	3	94	2,762	
5	0861	POOL GUNIT	0	100	0	0	351.00	SF	85.00	85.00	100	2001	2001	3	25	7,459	
6	0845	KOOL DECK	0	100	0	0	755.00	SF	7.25	7.25	100	2001	2001	3	79	4,324	
7	0910	SCRN RM L	0	100	0	0	1,740.00	SF	15.00	15.00	100	2001	2001	3	20	5,220	
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
9	0855	CONC PAVER	0	100	0	0	56.00	SF	10.00	10.00	100	2012	2012	3	92	515	

LAND DESCRIPTION

TOTAL OB/XF 31,971

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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/30/2025 BY SYS