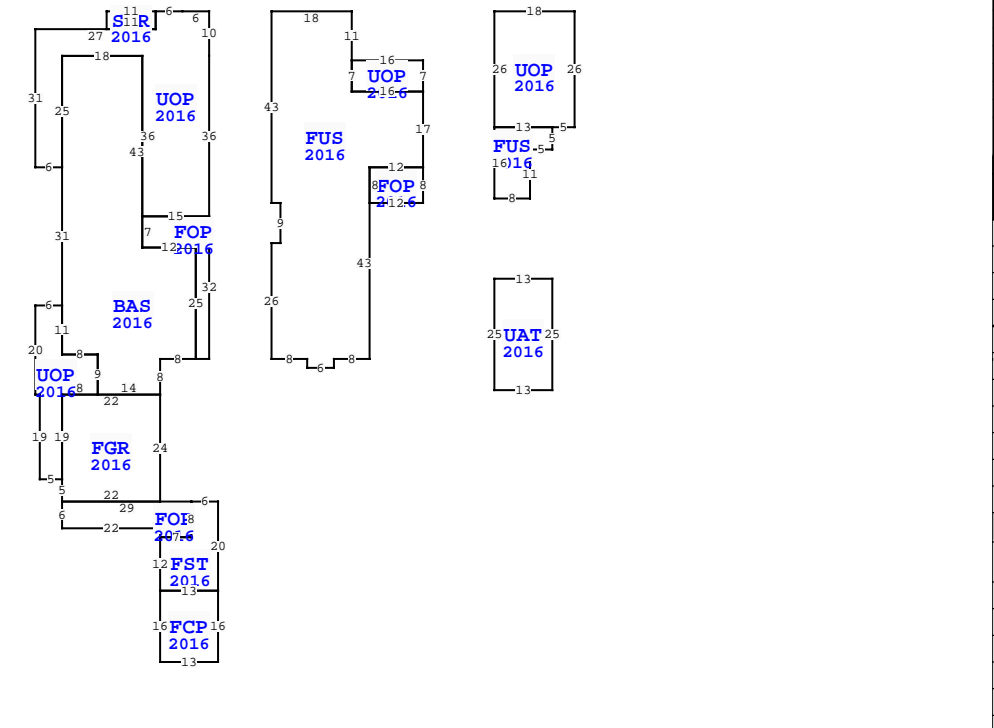


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	2.5	2.5 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	22	4,619	316.2701	499.71	2,308,160	2016	2016	0	0	0	3.75	96.25

NASSAU COUNTY PROPERTY			PAGE 1 of 1		
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 5		Tax Dist:			
BUILDING MARKET VALUE			2,221,604		
TOTAL MARKET OB/XF VALUE			168,092		
TOTAL LAND VALUE - MARKET			800,000		
TOTAL MARKET VALUE			3,189,696		
SOH/AGL Deduction			1,660,476		
ASSESSED VALUE			1,529,220		
TOTAL EXEMPTION VALUE			HX HB 50,722		
BASE TAXABLE VALUE			1,478,498		
TOTAL JUST VALUE			3,189,696		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			2,121,774		



Quality		02 Quality Level 02			
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	1,628	100	2016	1,628	783,021
FOP	208	25	2016	52	25,011
FGR	528	55	2016	290	139,482
FOP	96	30	2016	29	13,949
FOP	180	30	2016	54	25,972
FOP	188	30	2016	56	26,935
FST	204	55	2016	112	53,869
FUS	153	100	2016	153	73,589
FUS	1,842	100	2016	1,842	885,949
STR	44	10	2016	4	1,924
TOTALS	7,235			4,619	2,211,604

** This building has 15 Sub-Areas
119 LONG POINT DR, FERNANDINA BEACH
BLD DATE: 04/08/2024
LGL DATE: MLU

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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2016	2016	3	97	1,940
2	0855	CONC PAVER	0	100	0	0		2,128.00	SF 10.00	10.00	100	2016	2016	3	95	20,216
3	0861	POOL GUNIT	0	100	0	0		264.00	SF 170.00	170.00	100	2016	2016	3	78	35,006
4	1075	TRELLIS G	0	100	31	7		217.00	SF 35.00	35.00	100	2016	2016	3	78	5,924
5	0600	SUMMER KIT	0	100	0	0		1.00	UT 10,000.00	10,000.00	100	2016	2016	3	70	7,000
6	0912	SCRN RM G	0	100	15	43		645.00	SF 20.00	20.00	100	2016	2016	3	70	9,030
7	0855	CONC PAVER	0	100	0	0		257.00	SF 10.00	10.00	100	2016	2016	3	95	2,442
8	1242	WD DECK A	0	100	0	0		1,032.00	SF 10.00	10.00	100	2016	2016	3	70	7,224
9	0300	BOAT DCK W	0	100	0	0		2,542.00	SF 40.00	40.00	100	2016	2016	3	78	79,310

TOTAL OB/XF													168,092											
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	000132	C	RES RIVER	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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/30/2025 BY SYS																								
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