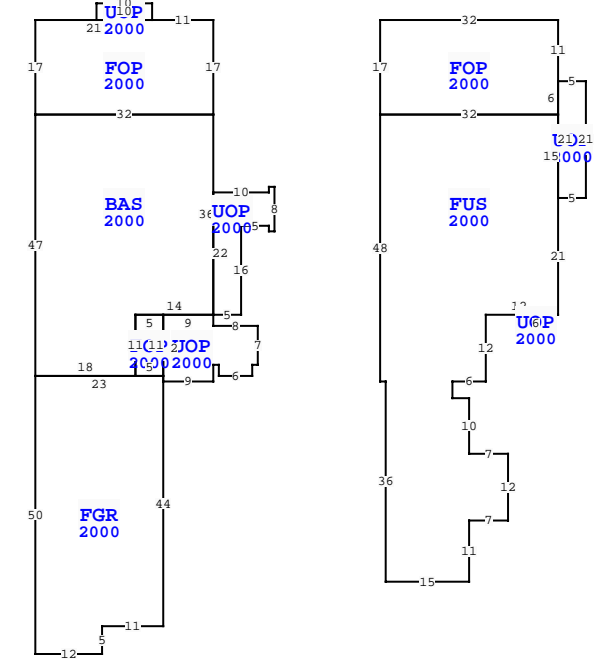


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 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	4,384	294.2714	464.95	2,038,341	2000	2000	0	0	0	12.00	88.00	
1 SFR CUST - 0% - 0													
Heated Area: 3345													
HX Base Yr													



Quality	01	Quality Level 01			
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	1,350	100	2000	1,350	552,361
FGR	1,095	55	2000	602	246,312
FOP	55	30	2000	16	6,546
FOP	544	30	2000	163	66,693
FOP	544	30	2000	163	66,693
FUS	1,995	100	2000	1,995	816,266
UOP	14	20	2000	3	1,228
UOP	30	20	2000	6	2,455
UOP	105	20	2000	21	8,592
UOP	148	20	2000	30	12,275
TOTALS	6,056			4,384	1,793,740

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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024
INC DATE		AG 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	0	0	0	2.00	UT	2,000.00	2,000.00	100	2000	2000	3	83	3,320	
2	0855	CONC PAVER	0	0	0	0	1,957.00	SF	7.00	7.00	100	2014	2014	3	94	12,877	
3	0855	CONC PAVER	0	0	0	0	103.00	SF	7.00	7.00	100	2014	2014	3	94	678	
4	0300	BOAT DCK W	0	0	0	0	2,589.00	SF	40.00	40.00	100	2000	2000	3	27	27,961	
5	0858	SCULP CONC	0	0	0	0	304.00	SF	13.00	13.00	100	2000	2000	3	93	3,675	

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	DPH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.10	800,000.00	880,000.00	880,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		1,793,740	
TOTAL MARKET OB/XF VALUE		48,511	
TOTAL LAND VALUE - MARKET		880,000	
TOTAL MARKET VALUE		2,722,251	
SOH/AGL Deduction		1,095,612	
ASSESSED VALUE		1,626,639	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,626,639	
TOTAL JUST VALUE		2,722,251	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,697,709	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905941	NEW CONSTR	500,000	04/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2285/1617	6/26/2019	WD Q	Q	I	01	1,250,000
GRANTOR: MCKEEL J THOMAS & DON						
GRANTEE: STUTZ JAMES D & KAT						
0782/1661	1/21/1997	TD Q	Q	V		167,500
GRANTOR: DESPIRLET ERIC G TRUS						
GRANTEE: MCKEEL J THOMAS & D						

BUILDING NOTES

BUILDING DIMENSIONS
 FOP=[YR=2000] W11 UOP=[YR=2000] N3 W10 S3 E10\$ W21 S17
 BAS=[YR=2000] S47 FGR=[YR=2000] S50 E12 N5 E11 N44
 UOP=[YR=2000] E9 N3 E1 S2 E6 N2 E1 N7 W8 N2 UOP=[YR=2000] E5
 N16 E5 S1 E1 N8 W1 S1 W10 S22\$ W9 FOP=[YR=2000] W5 S11 E5
 N11\$ S12\$ N1 W23\$ E18 N11 E14 N36 W32\$ E32 N17\$ PTR=E30
 FOP=[YR=2000] E32 S11 UOP=[YR=2000] E5 S21 W5 FUS=[YR=2000]
 S21 W1 UOP=[YR=2000] S2 W2 S1 W2 N1 W2 N2 E6\$ W12 S12 W6 S3
 E3 S10 E7 S12 W7 S11 W15 N36 W1 N48 E32 S15\$ N21\$ S6 W32 N17\$
 W30\$.