

LOT 9 & DOCK ESMT RGTS
PT OR 1066/1545
(EX CNSVTN ESMT'S PT

KARLOVEC FAMILY LIVING TRUST/KARLOVEC PATRICIA A C
165 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00TP-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	08	CLAY 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		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10

NEIGHBORHOOD/LOC 10007.00

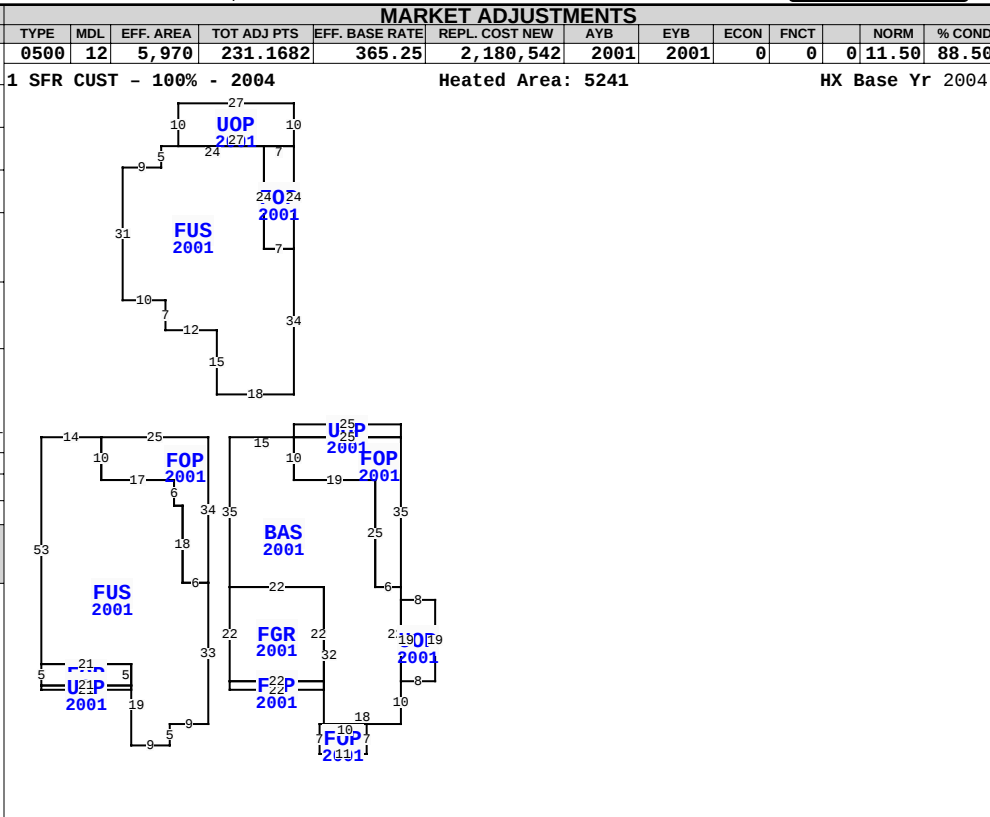
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,576	100	2001	1,576	509,436
FGR	484	55	2001	266	85,984
FOP	44	30	2001	13	4,202
FOP	77	30	2001	23	7,435
FOP	105	30	2001	32	10,344
FOP	168	30	2001	50	16,163
FOP	400	30	2001	120	38,790
FOP	406	30	2001	122	39,436
FUS	1,707	100	2001	1,707	551,782
FUS	1,958	100	2001	1,958	632,917
TOTALS	7,443			5,970	1,929,780

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	1,480.00	SF	10.00	10.00	100	2001	2001	3	79	11,692	
2	0855	CONC PAVER	0 100	14	4	56.00	SF	10.00	10.00	100	2001	2001	3	79	442	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	84	1,680	
4	0858	SCULP CONC	0 100	26	26	676.00	SF	13.00	13.00	100	2001	2001	3	94	8,261	
5	0810	CONCRETE A	0 100	109	2	218.00	SF	6.50	6.50	100	2001	2001	3	79	1,119	
6	0410	ELEVATOR	0 100	0	0	1.00	UT	15,000.00	15,000.00	100	2001	2001	3	100	15,000	

LAND DESCRIPTION			TOTAL OB/XF 38,194													
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
1	000131	C	RES CREEK	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	800,000.00	800,000.00

REVIEW DATE 05/12/2019 BY KBA



** This building has 14 Sub-Areas

165 LONG POINT DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 38,194																
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
1	000131	C	RES CREEK	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	800,000.00	800,000.00

Market: 0 Agricultural: 0 Common: 800,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1				
VALUATION SUMMARY										5				
VALUATION BY										STANDARD				
Tax Group: 5										Tax Dist:				
BUILDING MARKET VALUE										1,929,780				
TOTAL MARKET OB/XF VALUE										38,194				
TOTAL LAND VALUE - MARKET										800,000				
TOTAL MARKET VALUE										2,767,974				
SOH/AGL Deduction										1,644,680				
ASSESSED VALUE										1,123,294				
TOTAL EXEMPTION VALUE										50,722				
BASE TAXABLE VALUE										1,072,572				
TOTAL JUST VALUE										2,767,974				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										2,266,223				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014869	H/AC	0	02/01/2001
B007248	NEW CONSTR	350,000	06/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2685/443	12/13/2023	WD	U	I	11	100
GRANTOR: KARLOVEC RALPH C & PA						
GRANTEE: KARLOVEC FAMILY LIV						
1053/1986	5/03/2002	WD	Q	I		1,100,000
GRANTOR: AMELIA ISLAND DEVELOP						
GRANTEE: KARLOVEC RALPH & PA						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2001] W15 S35 FGR=[YR=2001] S22 FOP=[YR=2001] S2 E22 N2 W22 \$ E22 N22 W22 \$ E22 S32 FOP=[YR=2001] W1 S7 E11 N7 W10 \$ E18 N10 UOP=[YR=2001] E8 N19 W8 S19 \$ N22 FOP=[YR=2001] N35 UOP=[YR=2001] N3 W25 S3 E25 \$ W25 S10 E19 S25 E6 \$ W6 N25 W19 N10 \$ PTR= W20 FOP=[YR=2001] W25 FUS=[YR=2001] W14 S53 FOP=[YR=2001] S5 UOP=[YR=2001] S1 E21 N1 W21 \$ E21 N5 W21 \$ E21 S19 E9 N5 E9 N33 W6 N18 W2 N6 W17 N10 \$ S10 E17 S6 E2 S18 E6 N34 \$ E20 \$ PTR= N10 FUS=[YR=2001] N34 FOP=[YR=2001] N24 UOP=[YR=2001] N10 W27 S10 E27 \$ W7 S24 E7 \$ W7 N24 W24 S5 W9 S31 E10 S7 E12 S15 E18 \$ S10 \$.																