

LOT 7
IN OR 690 PG 179
DECLARATION OF COMMON DOCK

FERGUSON JAMES & BARBARA B
14 SOUND POINT PL
FERNANDINA BEACH, FL 32034

2025

03-6N-29-0SP2-0007-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 5																	
Exterior Wall	10	ABOVE AVG 100	0500	22	5,244	326.7927	516.33	2,707,635	1999	1999	0	0	0	12.00	88.00	VALUATION SUMMARY																	
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2012														Heated Area: 4343																
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2012																
Interior Wall	05	DRYWALL 100																															
Interior Floo	14	CARPET 80																															
Interior Floo	11	CLAY TILE 20																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		3 100																															
Bathrooms		3.5 100																															
Frame	02	WOOD FRAME 100																															
Stories	2.	2. 100																															
Units		0 100																															
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	2,762	100	1999	2,762	254,971																												
FGR	777	55	1999	427	194,016																												
FOP	32	30	1999	10	4,543																												
FOP	42	30	1999	13	5,907																												
FOP	154	30	1999	46	20,901																												
FOP	322	30	1999	97	44,074																												
FSP	198	40	1999	79	35,895																												
FUS	439	100	1999	439	199,469																												
FUS	1,104	100	1999	1,104	501,625																												
SFB	48	80	1999	38	17,266																												
TOTALS	7,022			5,244	382,719																												
EXTRA FEATURES						14 SOUND POINT PL, FERNANDINA BEACH																											
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	1999	1999	3	81	1,620																		
2	0858	SCULP CONC	0 100	0	0	2,443.00	SF	13.00	13.00	100	1999	1999	3	93	29,536																		
3	1242	WD DECK A	0 100	0	0	80.00	SF	10.00	10.00	100	1999	1999	3	20	160																		
4	0300	BOAT DCK W	0 100	0	0	3,720.00	SF	20.00	20.00	100	1999	1999	3	26	19,344																		
5	0322	BOAT LFT L	0 100	0	0	1.00	UT	750.00	750.00	100	1999	1999	3	20	150																		
6	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	81	1,620																		
TOTAL OB/XF 52,430																																	
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.15	1,400,000.00	1,610,000.00	1,610,000																
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,610,000 Market: 0 Agricultural: 0 Common: 1,610,000 PRINTED 07/30/2025 BY SYS																																	