

GANT DONALD R
16 SOUND POINT PL
FERNANDINA BEACH, FL 32034

03-6N-29-0SP2-0008-0000

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	VALUATION SUMMARY																						
Exterior Wall		17	CB STUCCO 100			0500	22	9,364	378.5472	598.10	5,600,608	2011	2011	0	0	0	6.50	93.50	VALUATION BY					STANDARD																	
Roof Structur		08	IRREGULAR 100			1 SFR CUST - 100% - 2013										Heated Area: 7133					HX Base Yr 2013					Tax Group: 5					Tax Dist:										
Roof Cover		11	SLATE 100																		BUILDING MARKET VALUE					5,236,568															
Interior Wall		05	DRYWALL 60																		TOTAL MARKET OB/XF VALUE					142,036															
Interior Wall		08	DECORATIVE 40																		TOTAL LAND VALUE - MARKET					2,100,000															
Interior Floo		12	HARDWOOD 50																		TOTAL MARKET VALUE					7,478,604															
Interior Floo		18	SLATE 50																		SOH/AGL Deduction					3,139,646															
Air Condition		03	CENTRAL 100																		ASSESSED VALUE					4,338,958															
Heating Type		04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE					HX HB WR 55,722															
Bedrooms			3 100																		BASE TAXABLE VALUE					4,283,236															
Bathrooms			7 100																		TOTAL JUST VALUE					7,478,604															
																					NCON VALUE					0															
Frame		05	STEEL 100																		INCOME VALUE																				
Stories		2.5	2.5 100																		PREVIOUS YEAR MKT VALUE					6,289,999															
Units			0 100																																						
Quality		02	Quality Level 02																		PERMIT NUM					DESCRIPTION					AMT					ISSUED					
DOR CODE		0100	SINGLE FAMILY																		B22946					CO ISSUED					0					11/04/2011					
MAP NUM			MKT AREA																		E22983					NEW CONSTR					0					10/01/2010					
NEIGHBORHOOD/LOC		10007.00																			G01545					GAS					1,295					06/01/2010					
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																M15447					H/AC					0					06/01/2010				
BAS		3,310	100	2011	3,310	851,030																B23239					SWIM POOL					50,000					01/01/2010				
FGR		843	55	2011	464	259,479																P14087					OTHER					0					01/01/2010				
FOP		3,691	30	2011	1,107	619,061																																			
FSP		524	40	2011	210	117,437																																			
FST		220	55	2011	121	67,666																																			
FUS		3,765	100	2011	3,765	1,105,477																																			
SFB		72	80	2011	58	32,435																																			
UOP		1,645	20	2011	329	183,985																																			
TOTALS		14,070			9,364	5,236,568																																			
EXTRA FEATURES										16 SOUND POINT PL, FERNANDINA BEACH										BLD DATE				LGL DATE	04/08/2024		MLU														
																				XF DATE				LAND DATE																	
																				INC DATE				AG DATE																	
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	3.00	UT	2,000.00	2,000.00	100	2011	2011	3	94	5,640																										
2	1126	CB/STC 8"	0 100	0	0	384.00	SF	8.00	8.00	100	2011	2011	3	91	2,796																										
3	0861	POOL GUNIT	0 100	0	0	442.00	SF	212.50	212.50	100	2011	2011	3	60	56,355																										
4	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2011	2011	3	45	450																										
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	45	900																										
6	0463	FENCE GATE	0 100	0	0	2.00	UT	1,500.00	1,500.00	100	2011	2011	3	78	2,340																										
7	0855	CONC PAVR	0 100	0	0	3,743.00	SF	10.00	10.00	100	2011	2011	3	91	34,061																										
8	0300	BOAT DCK W	0 100	0	0	3,720.00	SF	20.00	20.00	100	1999	1999	3	26	19,344																										
9	0322	BOAT LFT L	0 100	0	0	1.00	UT	750.00	750.00	100	1999	1999	3	20	150																										
10	0410	ELEVATOR	0 100	0	0	1.00	UT	15,000.00	15,000.00	100	2011	2011	3	100	15,000																										
LAND DESCRIPTION										TOTAL OB/XF										137,036																					
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	1.50	1,400,000.00	2,100,000.00	2,100,000																								

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