LOT 15
IN OR 2222/367
LONG POINT #1 PB 5/85-89

KESHEN LEONARD M
46 LONG POINT DR
FERNANDINA BEACH, FL 32034

2026

03-6N-29-00LP-0015-0000

BUILDING CHARACTERISTICS

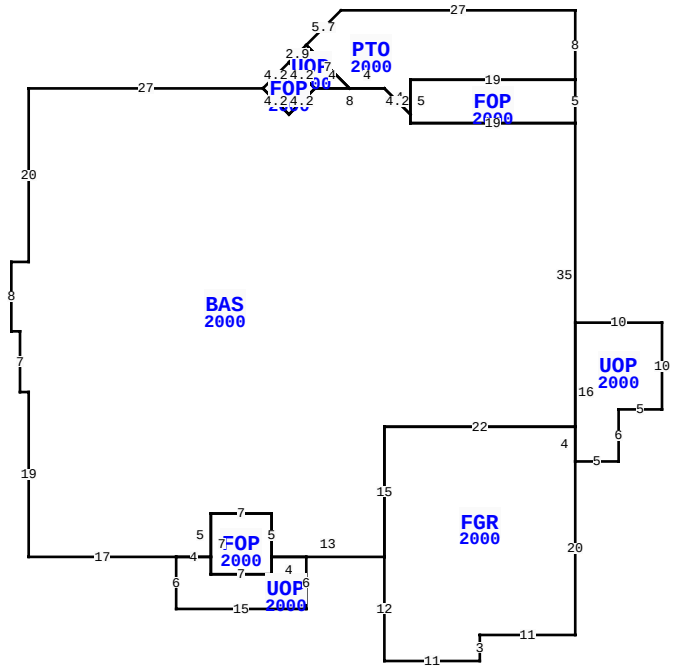
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	2,971	100	2000	2,971	544,536
FGR	561	55	2000	309	56,635
FOP	18	30	2000	5	917
FOP	49	30	2000	15	2,750
FOP	95	30	2000	28	5,132
PTO	244	5	2000	12	2,199
UOP	16	20	2000	3	550
UOP	76	20	2000	15	2,750
UOP	130	20	2000	26	4,765
TOTALS	4,160			3,384	620,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,384	135.8914	225.58	763,363	2000	2000	0	0	0	18.75	81.25

1 SFR CUST 100% - 2019 Heated Area: 2971 HX Base Yr 2019



46 LONG POINT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		620,232
TOTAL MARKET OB/XF VALUE		1,620
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,421,852
SOH/AGL Deduction		626,129
ASSESSED VALUE		795,723
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		739,312
TOTAL JUST VALUE		1,421,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,363,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P993587	NEW CONSTR	9,500	08/01/1999
B9906155	NEW CONSTR	300,000	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2222/0367	9/07/2018	WD	Q	I	01	840,000
GRANTOR: DUFFIELD RANDY LUKE &						
GRANTEE: KESHEN LEONARD M						
1815/0173	9/17/2012	WD	Q	I	02	785,000
GRANTOR: PLUMLEE JOYCE J						
GRANTEE: DUFFIELD RANDY LUKE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2000] W27 D4 L4 UOP=[YR=2000] L2 D2 FOP=[YR=2000] L3 D3 BAS=[YR=2000] W27 S20 W2 S8E1 S7 E1 S19 E17 UOP=[YR=2000] S6 E15 N6 W4 FOP=[YR=2000] N5 W7 S7 E7N2 $ S2 W7 N2 W4 $ E4 N5 E7 S5E13 FGR=[YR=2000] S12 E11 N3 E11 N20 UOP=[YR=2000] E5 N6 E5 N10 W10 S16 $ N4 W22 S15 $ N15 E22 N35 FOP=[YR=2000] N5 W19 S5 E19$ W19 N1 U3 L3 W8 D3 L3 U3 L3 $ R3 D3 U3 R3 U3 L3 $ D3 R3 E4 U5 L5 $ D5 R5 E4 D3 R3 N4 E19 N8$.

EXTRA FEATURES

LN	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	2000	2000	3	81	1,620	

LAND DESCRIPTION

TOTAL OB/XF 1,620

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	RES GOLF	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/09/2026 BY SYS