LOT 30
IN OR 1799/1048
LONG POINT #1 PB 5/85-89

KING J THOMAS & LORAINE
76 LONG POINT DR
FERNANDINA BEACH, FL 32034

2026

03-6N-29-00LP-0030-0000

BUILDING CHARACTERISTICS

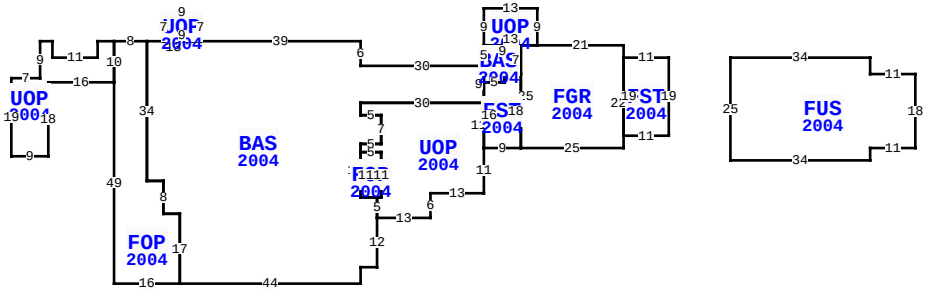
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
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	73	100	2004	73	16,984
BAS	3,273	100	2004	3,273	761,452
FGR	625	55	2004	344	80,030
FOP	55	30	2004	16	3,722
FOP	640	30	2004	192	44,668
FST	152	55	2004	84	19,542
FST	209	55	2004	115	26,754
FUS	1,048	100	2004	1,048	243,813
UOP	63	20	2004	13	3,024
UOP	117	20	2004	23	5,351
TOTALS	7,212			5,372	1,249,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,372	156.5904	259.94	1,396,398	2004	2004	0	0	0	10.50	89.50

1 SFR CUST 100% - 2005 Heated Area: 4394 HX Base Yr 2005



** This building has 12 Sub-Areas

76 LONG POINT DR, FERNANDINA BEACH

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

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	2004	2004	3	86	1,720	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2004	2004	04	85	42,500	
4	1242	WD DECK A	0	100	8	5	40.00	SF	10.00	10.00	100	2004	2004	3	20	80	
5	1242	WD DECK A	0	100	6	5	30.00	SF	10.00	10.00	100	2004	2004	3	20	60	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	86	1,720	
7	0912	SCRN RM G	0	100	16	31	496.00	SF	21.00	21.00	100	2004	2004		20	2,083	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,249,776
TOTAL MARKET OB/XF VALUE		48,163
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		2,097,939
SOH/AGL Deduction		871,706
ASSESSED VALUE		1,226,233
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,174,822
TOTAL JUST VALUE		2,097,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,021,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16313	ADDITION	7,000	10/01/2005
B0311531	NEW CONSTR	700,000	08/01/2003
R035325	REPAIR/RRF	45,000	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1799/1048	6/21/2012	QC	U	I	11	100
GRANTOR: KING LORAINE						
GRANTEE: KING J THOMAS & LOR						
0921/0578	2/24/2000	WD	Q	V		265,000
GRANTOR: SCOJEN LIMITED PARTNE						
GRANTEE: KING LORAINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=-45,2] W30 N6 W39 W13 S34 E4 S8 E4 S17 E44 N4 E4 N12 N5 W4 N13 E5 N7 W5 N3 E30 N9 $
FUS=[YR=2004;ORIG=15,0] E34 S4 E11 S18 W11 S3 W34 N25 $
UOP=[YR=2004;ORIG=-71,39] E13 N6 E13 N11 N11 W30 S3 E5 S7 W5 S2 E5 S11 W1 S5 $
FOP=[YR=2004;ORIG=-127,-4] W8 S10 S49 E16 N17 W4 N8 W4 N34 $
FGR=[YR=2004;ORIG=-11,0] N3 W21 W4 S25 E25 N22 $
UOP=[YR=2004;ORIG=-135,-4] W4 S4 W11 N4 W3 S9 W7 S19 E9 N18 E16 N10 $
FST=[YR=2004;ORIG=0,0] W11 S19 E11 N19 $
FST=[YR=2004;ORIG=-45,22] E9 N18 W4 S2 W5 S16 $
UOP=[YR=2004;ORIG=-32,-3] N9 W13 S9 E13 $

LAND DESCRIPTION

TOTAL OB/XF 48,163

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