LOT 40
LONG POINT #1 PB 5/85-89

BAECHLE JOHN TRUST/SKEEN DEBBRA L LIVING TRUST
59 LONG POINT DR
FERNANDINA BEACH, FL 32034

2026

03-6N-29-00LP-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

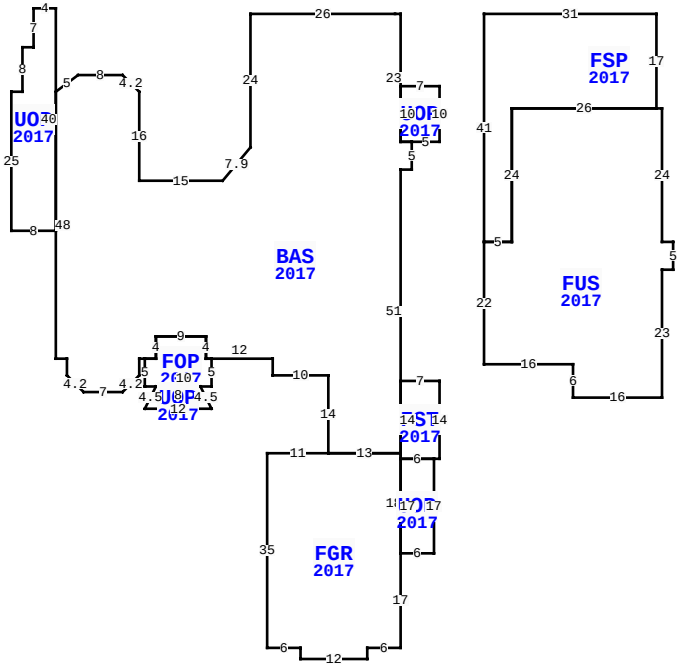
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	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	3,378	100	2017	3,378	1,120,253
FGR	864	55	2017	475	157,525
FOP	96	30	2017	29	9,617
FSP	647	40	2017	259	85,893
FST	98	55	2017	54	17,908
FUS	1,458	100	2017	1,458	483,519
UOP	40	20	2017	8	2,653
UOP	70	20	2017	14	4,643
UOP	102	20	2017	20	6,633
UOP	276	20	2017	55	18,240
TOTALS	7,029			5,750	1,906,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	5,750	208.1022	345.45	1,986,338	2017	2017	0	0	0	4.00	96.00

1 SFR CUST 100% - 2018 Heated Area: 4836 HX Base Yr 2018



59 LONG POINT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,906,884
TOTAL MARKET OB/XF VALUE		83,536
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		2,790,420
SOH/AGL Deduction		919,908
ASSESSED VALUE		1,870,512
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,819,101
TOTAL JUST VALUE		2,790,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,043,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1704195	CO ISSUED	0	05/11/2017
B1733662	SCRNROM	0	01/12/2017
B1631650	NEW CONSTR	0	01/13/2016
B1631713	SWIM POOL	50,000	01/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2750/656	11/06/2024	SW	U	I	11	100
GRANTOR: SKEEN-BAECHLE DEBBRA						
GRANTEE: SKEEN DEBBRA L LIVI						
2750/653	11/06/2024	SW	U	I	11	100
GRANTOR: BAECHLE JOHN L						
GRANTEE: BAECHLE JOHN TRUST						

BUILDING NOTES

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	
5	0912	SCRN RM G	0	100	0	0	2,200.00	SF	21.00	21.00	100	2024	2019		78	36,036	

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W1 W26 S24 D6L5 W15 N16 U3L3 W8 D3L4 S48 E2 S3 D3R3 E7 U3R3 N3 E1 E2 N4 E9 S4 E12 S3 E10 S14 E13 N51 E2 N5 W2 N23 $
FUS=[YR=2017;ORIG=46,17] E1 S24 E2 S5 W2 S23 W16 N6 W16 N22 E5 N24 E26 $
FGR=[YR=2017;ORIG=-13,79] W11 S35 E6 S2 E12 N2 E6 N17 N18 W13 $
FSP=[YR=2017;ORIG=15,0] E31 S17 W26 S24 W5 N41 $
UOP=[YR=2017;ORIG=-62,-1] W4 S7 W2 S8 W2 S25 E8 N40 $
UOP=[YR=2017;ORIG=0,97] E6 N17 W6 S17 $
FST=[YR=2017;ORIG=6,80] E1 N14 W7 S14 E6 $
FOP=[YR=2017;ORIG=-46,62] S5 E2 E10 N5 W1 N4 W9 S4 W2 $

LAND DESCRIPTION

TOTAL OB/XF 83,536

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	000116	C	RES MARSH	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 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/09/2026 BY SYS