LOT 41
LONG POINT #1 PB 5/85-89

KELLY JOYCE M REVOCABLE TRUST/KELLY JOYCE M TRUSTE
57 LONG POINT DR
FERNANDINA BEACH, FL 32034

2026

03-6N-29-00LP-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

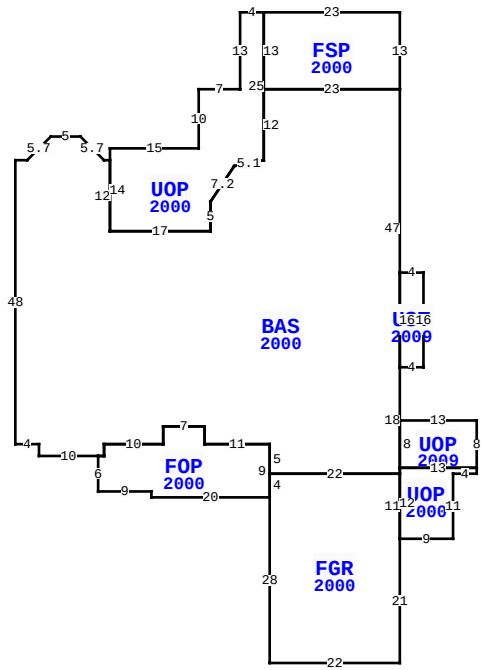
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,321	100	2000	3,321	684,159
FGR	704	55	2000	387	79,726
FOP	271	30	2000	81	16,687
FSP	299	40	2000	120	24,721
UOP	112	20	2000	22	4,533
UOP	437	20	2000	87	17,923
UOP	104	20	2009	21	4,326
UST	64	45	2009	29	5,975
TOTALS	5,312			4,068	838,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,068	141.8314	235.44	957,770	2000	2000	0	0	0	12.50	87.50

1 SFR CUST 100% - 2017 Heated Area: 3321 HX Base Yr 2017



57 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		838,049
TOTAL MARKET OB/XF VALUE		65,184
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,703,233
SOH/AGL Deduction		793,956
ASSESSED VALUE		909,277
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		852,866
TOTAL JUST VALUE		1,703,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,656,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001250	SCRNENCL	22,498	03/01/2017
B1633131	REPAIR POOL	45,000	09/01/2016
B1632967	REMODEL	85,000	08/01/2016
E017923	NEW CONSTR	500	04/01/2001
B0108096	SWIM POOL	25,000	03/01/2001
B9906168	NEW CONSTR	295,000	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2813/265	8/25/2025	WD	U	I	11	100
GRANTOR: KELLY JOYCE M						
GRANTEE: KELLY JOYCE M REVOC						
2058/1605	7/15/2016	WD	Q	I	01	1,070,000
GRANTOR: BHATNAGAR FAMILY TRUS						
GRANTEE: KELLY PETER P JR &						

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	81	1,620	
4	1126	CB/STC 8"	0	100	0	0	168.00	SF	8.00	8.00	100	2000	2000	3	75	1,008	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2001	2001	04	85	42,500	
7	0911	SCRN RM A	0	100	0	0	876.00	SF	27.00	27.00	100	2017	2017	3	70	16,556	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	70	3,500	

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=-65,25] S48 E4 S2 E10 E1 N2 E10 N3 E7 S3 E11 S5 E22 N18 N47 W23 S12 D1L5 D6L4 S5 W17 N12 W1 U4L4 W5 D4L4 W2 $
FGR=[YR=2000;ORIG=-22,82] S28 E22 N21 N11 W22 S4 $
UOP=[YR=2000;ORIG=-23,0] W4 S13 W7 S10 W15 S14 E17 N5 U6R4 U1R5 N25 $
FSP=[YR=2000;ORIG=0,0] W23 S13 E23 N13 $
FOP=[YR=2000;ORIG=-51,75] S6 E9 S1 E20 N9 W11 N3 W7 S3 W10 S2 W1 $
UOP=[YR=2000;ORIG=0,89] E9 N11 E4 N1 W13 S12 $
UOP=[YR=2009;ORIG=13,77] N8 W13 S8 E13 $
UST=[YR=2009;ORIG=0,60] E4 N16 W4 S16 $

LAND DESCRIPTION

TOTAL OB/XF 65,184

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 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