

LOT 43
IN OR 1835/1012
LONG POINT #1 PB 5/85-89

PERRY DOUGLAS
51 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2026

03-6N-29-00LP-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 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	3,170	100	1999	3,170	617,742
FGR	616	55	1999	339	66,062
FOP	138	30	1999	41	7,990
FOP	225	30	1999	68	13,251
FST	25	55	1999	14	2,728
FST	50	55	1999	28	5,457
FUS	372	100	1999	372	72,492
UOP	37	20	1999	7	1,364
UOP	45	20	1999	9	1,754
UOP	83	20	1999	17	3,313
TOTALS	5,819			4,277	833,465

** This building has 12 Sub-Areas

51 LONG POINT DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/08/2024 MLU

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
5	0910	SCRN RM L	0	100	22	25	550.00	SF	15.00

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2,000.00	100	1999	1999	3	80	1,600	
60,000.00	100	1999	1999	05	85	51,000	
15.00	100	1999	1999	3	20	1,650	

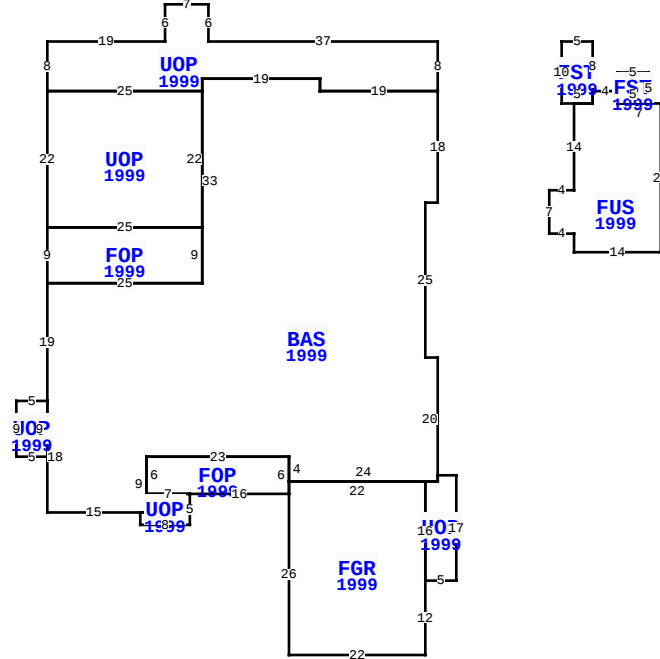
LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000		

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0500 11 4,277 134.1648 222.71 952,531 1999 1999 0 0 0 12.50 87.50
1 SFR CUST 100% - 2014 Heated Area: 3542 HX Base Yr 2014



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE	833,465	
TOTAL MARKET OB/XF VALUE	54,250	
TOTAL LAND VALUE - MARKET	700,000	
TOTAL MARKET VALUE	1,587,715	
SOH/AGL Deduction	739,634	
ASSESSED VALUE	848,081	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	796,670	
TOTAL JUST VALUE	1,587,715	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	1,520,806	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906705	XFOB	5,400	12/01/1999
B9906309	SWIM POOL	15,500	07/01/1999
B9905816	NEW CONSTR	260,000	02/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1835/1012	1/11/2013	WD	Q	I	02	780,000

GRANTOR: RINDERKNECHT RICHARD
GRANTEE: PERRY DOUGLAS
0727/1975 4/20/1995 WD Q V 95,000
GRANTOR: LONG POINT DEVELOPMEN
GRANTEE: RINDERKNECHT RICHAR

BUILDING NOTES									
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BUILDING DIMENSIONS
UOP=[YR=1999] W37 N6 W7 S6 W19 S8 UOP=[YR=1999] S22
FOP=[YR=1999] S9 BAS=[YR=1999] S19 UOP=[YR=1999] W5 S9 E5 N9\$
S18 E15 UOP=[YR=1999] S2 E8 N5 FOP=[YR=1999] E16
FGR=[YR=1999] S26 E22 N12 UOP=[YR=1999] E5 N17 W3 S1 W2 S16\$
N16 W22 S2\$ N6 W23 S6 E7\$ W7 S3 W1\$ E1 N9 E23 S4 E24 N20 W2
N25 E2 N18 W19 N2 W19 S33 W25\$ E25 N9 W25\$ E25 N22 W25\$ E25
N2 E19 S2 E19 N8\$ PTR=E20 FST=[YR=1999] E5 S8 FUS=[YR=1999]
E4 FST=[YR=1999] N3 E5 S5 W5 N2\$ S2 E7 S24 W14 N3 W4 N7 E4
N14 E3 N2\$ S2 W5 N10\$ W20\$.