



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality			02	Quality Level 02
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	1,128	100	1993	1,128	514,964
FBM	311	80	1993	249	113,675
FGR	840	55	1993	462	210,916
FOP	12	30	1993	4	1,826
FOP	117	30	1993	35	15,979
FOP	176	30	1993	53	24,196
FOP	414	30	1993	124	56,610
FSP	319	40	1993	128	58,436
FSP	606	40	1993	242	110,480
FSP	166	40	2024	66	30,131
TOTALS	6,641			4,704	1,147,507

** This building has 15 Sub-Areas

123 LONG POINT DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

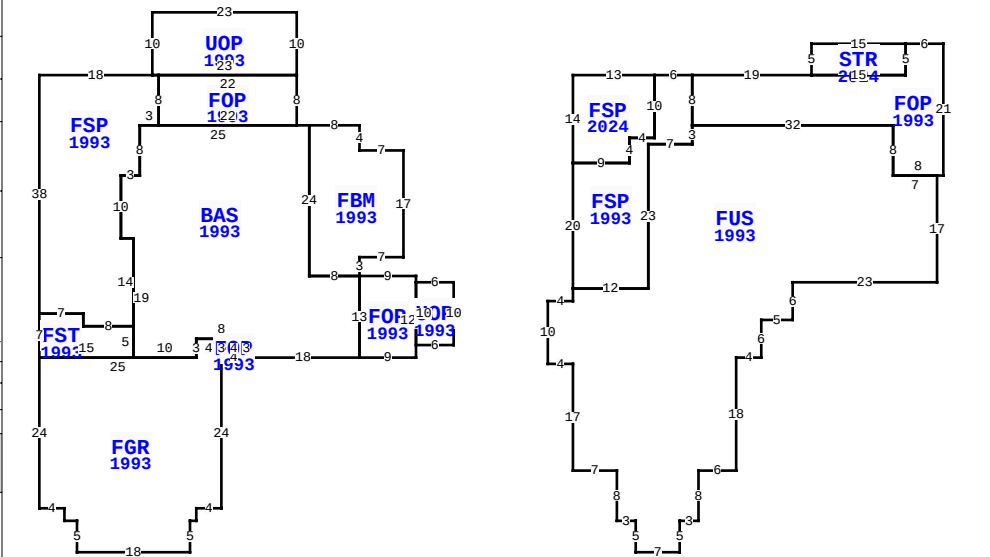
04/08/2024 MLU

L N	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	1992	1992	3	68	1,360	
3	0820	WOOD WALK	0	100	0	0	366.00	SF	11.75	11.75	100	1992	1992	3	40	1,720	
4	0300	BOAT DCK W	0	100	0	0	828.00	SF	40.00	40.00	100	1992	1992	3	20	6,624	
7	1126	CB/STC 8"	0	100	0	0	112.00	SF	8.00	8.00	100	1992	1992	3	59.5	533	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000132	C	RES RIVER	100		PUD	0.00	0.00	2.00	LT		1.00	1.00	1.00	850,000.00	850,000.00	1,700,000		

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	22	4,704	329.3590	546.74	2,571,865	1992	1992	0	0	16.50	83.50
1 SFR CUST			100% - 2023	Heated Area: 3475			HX Base Yr 2023				



NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		2,147,507
TOTAL MARKET OB/XF VALUE		10,237
TOTAL LAND VALUE - MARKET		1,700,000
TOTAL MARKET VALUE		3,857,744
SOH/AGL Deduction		1,518,892
ASSESSED VALUE		2,338,852
TOTAL EXEMPTION VALUE		51,411
BASE TAXABLE VALUE		2,287,441
TOTAL JUST VALUE		3,857,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,280,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015276	REMODEL	40,000	10/12/2022
22011670	REMODEL	400,000	08/01/2022
B1804608	SWIM POOL	50,000	05/07/2018
B22589	REMODEL	6,000	06/01/2009
7137	NEW CONSTR	406,000	04/03/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	RSN CD	SALE PRICE
2877/1053	6/25/2026	WD Q	Q I	05	4,800,000
GRANTOR:ELFMAN MERRICK					
GRANTEE:ST JEAN RICHARD A J					
2561/1004	5/09/2022	WD Q	Q I	05	2,775,000
GRANTOR:NEWBURGER CAROL P					
GRANTEE:ELFMAN MERRICK					

BUILDING NOTES	

BUILDING DIMENSIONS	
FUS=[YR=1993;ORIG=15,3] E4 N2 E12 N23 E7 N3 E32 S8 E7 S17 W23 S6 W5 S6 W4 S18 W6 S8 W3 S5 W7 N5 W3 N8 W7 N17 W4 N10 \$	
BAS=[YR=1993;ORIG=-23,-25] W2 W25 S8 W3 S10 E2 S19 E10 N3 E8 S3 E18 N13 W8 N24 \$	
FGR=[YR=1993;ORIG=-66,12] S24 E4 S2 E2 S5 E18 N5 E1 N2 E4 N24 N3 W4 S3 W25 \$	
FSP=[YR=1993;ORIG=-48,-33] W18 S38 E7 S2 E8 N14 W2 N10 E3 N8 E3 N8 W1 \$	
FOP=[YR=1993;ORIG=38,-25] E32 S8 E8 N21 W6 S5 W15 W19 S8 \$	
FSP=[YR=1993;ORIG=19,1] E12 N23 E7 N3 N8 W6 S10 W4 S4 W9 S20 \$	
FBM=[YR=1993;ORIG=-15,-1] N3 E7 N17 W7 N4 W8 S24 E8 \$	