LOT 5
ESMT PT OR 1773/1210
SOUND POINT @ LONG POINT #2

SOUND POINT LLC
4517 FORSYTH ROAD
MACON, GA 31210

2026

03-6N-29-0SP2-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 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		5 100
Bathrooms		6 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	02	Quality Level 02

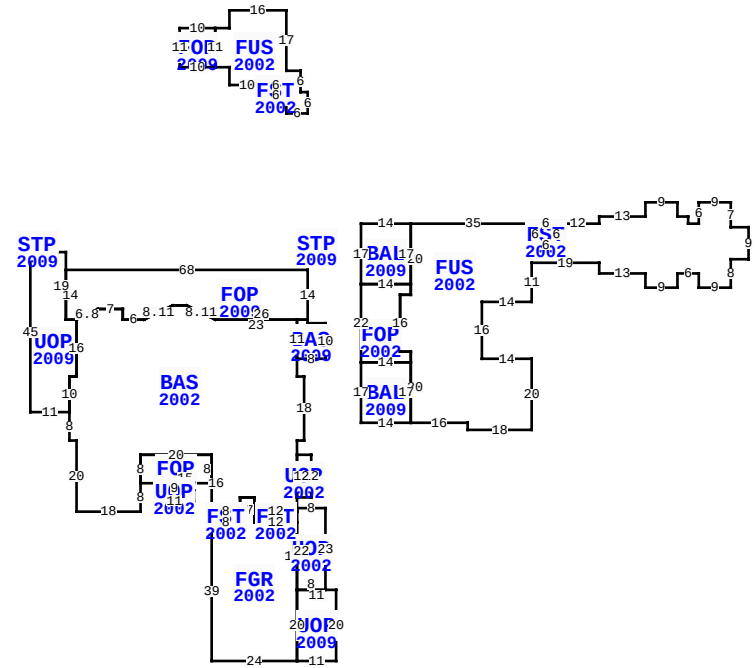
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	238	15	2009	36	18,104
BAL	238	15	2009	36	18,104
BAS	3,162	100	2002	3,162	1,590,174
BAS	83	100	2009	83	41,741
FGR	964	55	2002	530	266,538
FOP	160	30	2002	48	24,139
FOP	260	30	2002	78	39,227
FOP	110	30	2009	33	16,596
FOP	874	30	2009	262	131,761
FST	18	55	2002	10	5,029
TOTALS	10,397			7,690	3,867,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	7,690	342.3190	568.25	4,369,842	2002	2002	0	0	0	11.50	88.50

1 SFR CUST 0% - 2023 Heated Area: 6397 HX Base Yr



** This building has 22 Sub-Areas

10 SOUND POINT PL, 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	3,867,310
TOTAL MARKET OB/XF VALUE	104,605
TOTAL LAND VALUE - MARKET	1,610,000
TOTAL MARKET VALUE	5,581,915
SOH/AGL Deduction	691,171
ASSESSED VALUE	4,890,744
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,890,744
TOTAL JUST VALUE	5,581,915
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,561,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P13557	NEW CONSTR	0	11/01/2008
B21755	ADDITION	75,300	08/01/2008
B21756	SWIM POOL	40,000	08/01/2008
B21757	SCRN ENCLOSURE	10,000	08/01/2008
B21194	REMODEL	105,000	03/01/2008
M014900	H/AC	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2604/0531	11/22/2022	WD	Q	I	01	4,500,000
GRANTOR: SCHLIEM LIVING TRUST						
GRANTEE: SOUND POINT LLC						
2005/0250	10/15/2015	WD	Q	I	02	2,700,000
GRANTOR: WALKER PATRICIA ANN						
GRANTEE: SCHLIEM LIVING TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=-67,53] S8 E2 S20 E18 N8 N8 E20 S16 E8 N4 E4 S4 E12 N4 N16 E2 N18 W2 N5 N11 W23 U4L8 W4 D4L8 W6 N3 W7 D3L6 S16 W2 S10 $
FUS=[YR=2002;ORIG=29,0] E35 S6 E6 N6 E12 N2 E13 N4 E9 S4 E3 S2 E3 N6 E9 S7 E5 S9 W5 S8 W9 N4 W6 S4 W9 N4 W13 N3 W19 S11 W14 S16 E14 S20 W18 N2 W16 N20 W3 N16 E3 N20 $
FGR=[YR=2002;ORIG=-27,84] S39 E24 N20 N19 W12 N7 W4 S7 W8 $
FOP=[YR=2009;ORIG=0,27] N14 W68 S14 E3 U3R6 E7 S3 E6 U4R8 E4 D4R8 E26 $
UOP=[YR=2009;ORIG=-68,8] W6 W4 S45 E11 N10 E2 N16 W3 N19 $
FUS=[YR=2002;ORIG=0,-31] N6 W2 N6 W4 N17 W16 S5 W4 S11 E4 S5 E10 E6 S8 E6 $

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	0300	BOAT DCK W	0	0	653	5	3,265.00	SF	40.00	40.00	100	1995	1995	3	20	26,120	
2	0300	BOAT DCK W	0	0	20	10	379.00	SF	40.00	40.00	100	1995	1995	3	20	3,032	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	84	1,680	
7	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2009	2009	3	31	713	
8	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2009	2009	3	31	620	
9	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2009	2009	3	31	1,550	
10	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2009	2009	3	91	6,370	
11	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	2009	2009	05	85	51,000	
14	0911	SCRN RM A	0	0	0	0	476.00	SF	18.00	18.00	100	2009	2009	3	31	2,656	
15	0911	SCRN RM A	0	0	0	0	1,298.00	SF	27.00	27.00	100	2009	2009	3	31	10,864	

TOTAL OB/XF 104,605

LAND DESCRIPTION

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	000132	C	RES RIVER	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.15	1,400,000.00	1,610,000.00	1,610,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,610,000 Market: 0 Agricultural: 0 Common: 1,610,000 PRINTED 07/09/2026 BY SYS