

LOT 6
ESMT PT OR 1773/1210
SOUND POINT @ LONG POINT #2

BURNS SUSAN L TRUST/BURNS SUSAN L TRUSTEE
12 SOUND POINT PL
FERNANDINA BEACH, FL 32034

2026

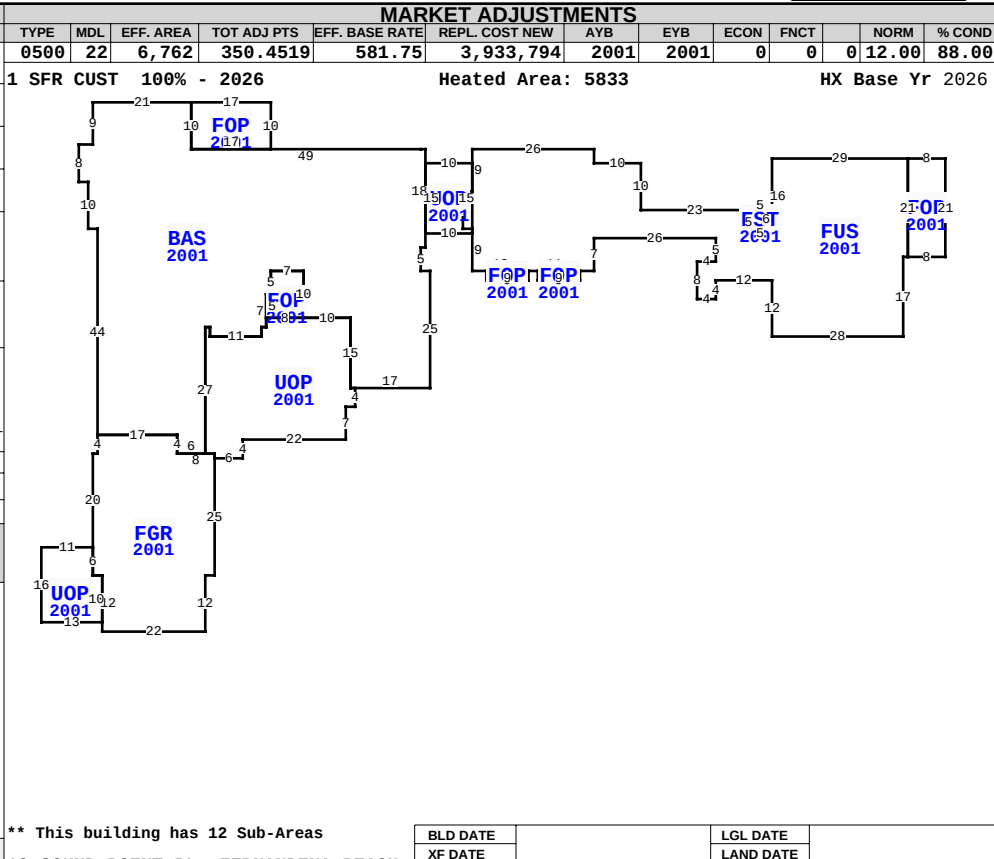
03-6N-29-0SP2-0006-0000



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	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	03	MASONRY 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
BAS	3,613	100	2001	3,613	849,639
FGR	1,008	55	2001	554	283,615
FOP	18	30	2001	5	2,560
FOP	18	30	2001	5	2,560
FOP	75	30	2001	22	11,263
FOP	168	30	2001	50	25,597
FOP	170	30	2001	51	26,109
FST	30	55	2001	16	8,191
FUS	2,220	100	2001	2,220	1,136,507
UOP	150	20	2001	30	15,359
TOTALS	8,451			6,762	3,461,739



** This building has 12 Sub-Areas

12 SOUND POINT PL, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2001	2001	04	85	42,500	
2	1126	CB/STC 8"	0	100	0	0	506.00	SF	8.00	8.00	100	2001	2001	3	77	3,117	
3	1075	TRELLIS G	0	100	20	10	200.00	SF	35.00	35.00	100	2001	2001	3	27	1,890	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	83	1,660	
6	0300	BOAT DCK W	0	100	0	0	4,000.00	SF	40.00	40.00	100	2025	2024		98	156,800	
7	0303	FLT DOCK W	0	100	8	20	160.00	SF	26.00	26.00	100	2025	2024		98	4,077	
8	0322	BOAT LFT L	0	100	0	0	2.00	UT	1,500.00	1,500.00	100	2025	2024		97	2,910	
9	0350	CARPORT WD	0	100	12	30	360.00	SF	13.00	13.00	100	2025	2024		97	4,540	

LAND DESCRIPTION										TOTAL OB/XF										217,494	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000132	C	RES RIVER	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.15	1,400,000.00	1,610,000.00	1,610,000.00				
REVIEW DATE		11/20/2024		BY	DJ		Total Acres: 0.00			Total Land Value: 1,610,000				Market: 0		Agricultural: 0					

NASSAU COUNTY PROPERTY										PAGE 1 of 1							5
VALUATION SUMMARY										STANDARD							
VALUATION BY										Tax Group: 5							Tax Dist:
BUILDING MARKET VALUE										3,461,739							
TOTAL MARKET OB/XF VALUE										217,494							
TOTAL LAND VALUE - MARKET										1,610,000							
TOTAL MARKET VALUE										5,289,233							
SOH/AGL Deduction										500,000							
ASSESSED VALUE										4,789,233							
TOTAL EXEMPTION VALUE										51,411							HX HB
BASE TAXABLE VALUE										4,737,822							
TOTAL JUST VALUE										5,289,233							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										5,247,062							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19746-3	4,219 SF DOCK		12/04/2023
B007066	SWIM POOL	25,000	04/01/2000
B006846	NEW CONSTR	813,000	02/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2678/1058	11/07/2023	WD	Q	I	02	5,000,000
GRANTOR: KENNARD STEPHEN P & J						
GRANTEE: BURNS SUSAN L TRUST						
0662/1154	7/06/1992	WD	Q	V		410,000
GRANTOR: AMELIA ISLAND CO						
GRANTEE: KENNARD STEPHEN P						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2001;ORIG=0,0] W1 W49 N10 W21 S9 W3 S8 E2 S10 E2 S44 E17 S4 E6 N27 E1 S2 E11 N2 E1 N7 E1 N5 E7 S10 E10 S15 E17 N25 W2 N5 E1 N3 N18 \$									
FUS=[YR=2001;ORIG=10,0] E26 S3 E10 S10 E23 S5 E5 N16 E29 S21 W1 S17 W28 N12 W12 S4 W4 N8 E4 N5 W26 S7 W3 W11 W12 N9 W2 N8 E2 N9 \$									
FGR=[YR=2001;ORIG=-70,61] S4 W1 S20 S6 E2 S12 E22 N12 E2 N25 N1 W8 N4 W17 \$									
UOP=[YR=2001;ORIG=-45,66] E6 N4 E22 N7 E2 N4 W1 N15 W10 W8 S2 W1 S2 W11 N2 W1 S27 E2 S1 \$									
UOP=[YR=2001;ORIG=-71,85] W11 S16 E13 N10 W2 N6 \$									
FOP=[YR=2001;ORIG=-50,-10] S10 E17 N10 W17 \$									