LOT 7
IN OR 690 PG 179
DECLARATION OF COMMON DOCK

**FERGUSON JAMES & BARBARA B**
14 SOUND POINT PL
FERNANDINA BEACH, FL 32034

**2026**

**03-6N-29-0SP2-0007-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 02 | Quality Level 02 |

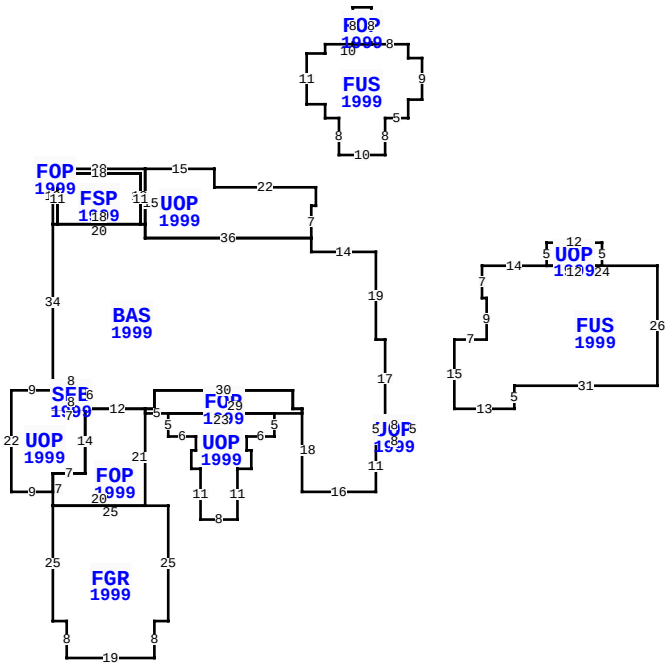
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10007.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,762 | 100 | 1999 | 2,762 | 1,311,039 |
| FGR | 777 | 55 | 1999 | 427 | 202,684 |
| FOP | 32 | 30 | 1999 | 10 | 4,747 |
| FOP | 42 | 30 | 1999 | 13 | 6,171 |
| FOP | 154 | 30 | 1999 | 46 | 21,835 |
| FOP | 322 | 30 | 1999 | 97 | 46,043 |
| FSP | 198 | 40 | 1999 | 79 | 37,499 |
| FUS | 439 | 100 | 1999 | 439 | 208,380 |
| FUS | 1,104 | 100 | 1999 | 1,104 | 524,036 |
| SFB | 48 | 80 | 1999 | 38 | 18,037 |
| TOTALS | 7,022 | | | 5,244 | 2,489,169 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 22 | 5,244 | 326.7927 | 542.48 | 2,844,765 | 1999 | 1999 | 0 | 0 | 0 | 12.50 | 87.50 |

1 SFR CUST 100% - 2012 Heated Area: 4343 HX Base Yr 2012




** This building has 15 Sub-Areas

14 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 | | 2,489,169 |
| TOTAL MARKET OB/XF VALUE | | 22,110 |
| TOTAL LAND VALUE - MARKET | | 1,610,000 |
| TOTAL MARKET VALUE | | 4,121,279 |
| SOH/AGL Deduction | | 2,502,185 |
| ASSESSED VALUE | | 1,619,094 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 1,567,683 |
| TOTAL JUST VALUE | | 4,121,279 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 4,045,149 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B9804719 | NEW CONSTR | 400,000 | 03/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0690/0179 | 10/11/1993 | WD | Q | V | | 400,000 |

GRANTOR: AMELIA ISLAND CO
GRANTEE: FERGUSON JAMES & B

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W2 N19 W14 N3 UOP=[YR=1999] N7 E1 N4 W22 N4 W15 S15 E36 $ W36 N3FOP=[YR=1999] N12 W20 S12 E1 FSP=[YR=1999] E18 N11 W18 S11 $ N11 E18 S11 E1 $ W20 S34 SFB=[YR=1999] S2 UOP=[YR=1999] W9 S22 E9 N4 E7 N14 W7 N4 $ S4 E8 N6 W8 $ E8 S6 FOP=[YR=1999] W1 S14 W7 S7 FGR=[YR=1999] S25 E3 S8 E19 N8 E3 N25 W25 $ E20 N21 W12 $ E12 FOP=[YR=1999] S1 E5 UOP=[YR=1999] S5 E6 S3 W1 S4 E2 S11 E8 N11 E3 N4 W1 N3 E6 N5 W23 $ E29 N1 W2 N4 W30 S4 W2 $ E2 N4 E30 S4 E2 S18 E16 N11 UOP=[YR=1999] E8 N5 W8 S5 $ N5 E2 N17 $ PTR= E15 FUS=[YR=1999] E7 N9 W1 N7 E14 UOP=[YR=1999] N5 E12 S5 W12 $ E24 S26 W31 S5 W13 N15$W15$ PTR= N40 FUS=[YR=1999] N8E5N4E3N9W3N3W8 FOP=[YR=1999] N8W4S8E4$W10S2W4S11E4

## 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 | 1999 | 1999 | 3 | 80 | 1,600 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 80.00 | SF | 10.00 | 10.00 | 100 | 1999 | 1999 | 3 | 20 | 160 | |
| 4 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | 3,720.00 | SF | 20.00 | 20.00 | 100 | 1999 | 1999 | 3 | 25 | 18,600 | |
| 5 | 0322 | BOAT LFT L | 0 | 100 | 0 | 0 | 1.00 | UT | 750.00 | 750.00 | 100 | 1999 | 1999 | 3 | 20 | 150 | |
| 6 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1999 | 1999 | 3 | 80 | 1,600 | |

## LAND DESCRIPTION

TOTAL OB/XF 22,110

| 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 | 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 | | | | | | | |

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