



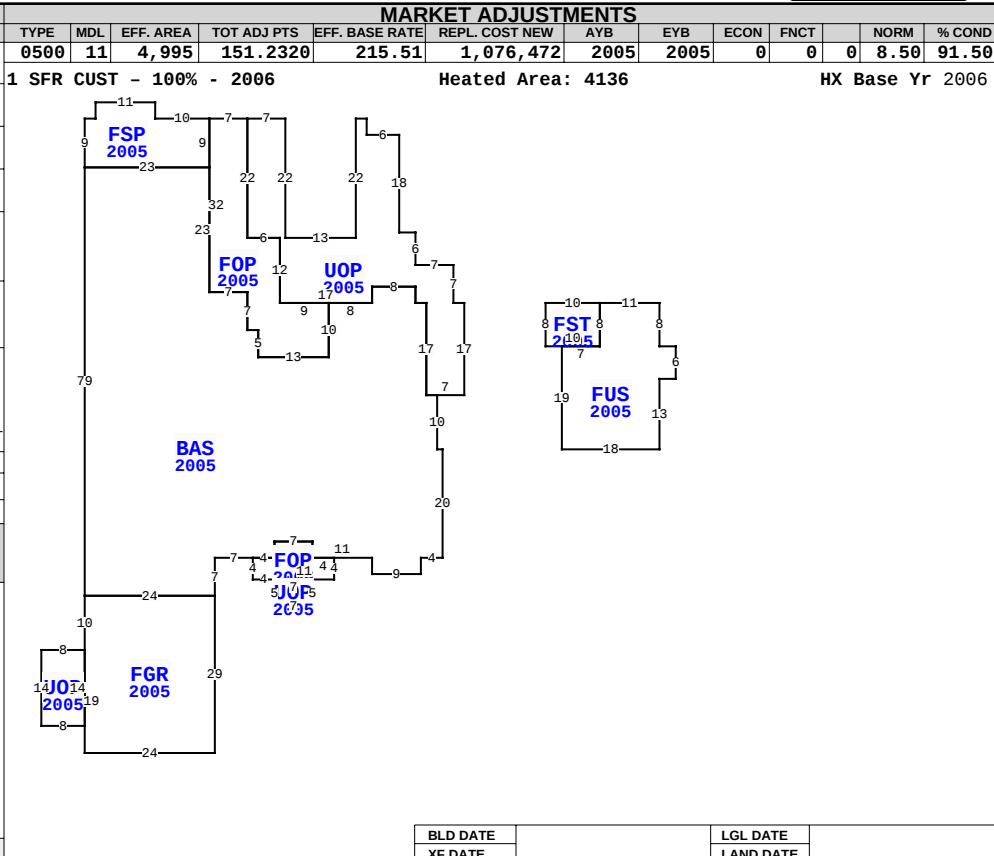
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10

NEIGHBORHOOD/LOC 10007.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,688	100	3,688	727,243
FGR	696	55	383	75,524
FOP	81	30	24	4,732
FOP	436	30	131	25,832
FSP	240	40	96	18,930
FST	80	55	44	8,676
FUS	448	100	448	88,341
UOP	35	20	7	1,381
UOP	112	20	22	4,338
UOP	759	20	152	29,974
TOTALS	6,575		4,995	984,972

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,790.00	SF	10.00	10.00
2	0861	POOL GUNIT	0 100	0	0	286.00	SF	85.00	85.00
3	0911	SCRN RM A	0 100	0	0	791.00	SF	26.25	26.25
4	1100	VAC SYSTEM	0 100	0	0	1.00	UT	800.00	800.00
5	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00
6	0504	FP-ELECTRI	0 100	0	0	3.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00



74 LONG POINT DR, FERNANDINA BEACH									
TOTAL OB/XF 38,841									

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE				984,972	
TOTAL MARKET OB/XF VALUE				38,841	
TOTAL LAND VALUE - MARKET				650,000	
TOTAL MARKET VALUE				1,673,813	
SOH/AGL Deduction				623,793	
ASSESSED VALUE				1,050,020	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				1,000,020	
TOTAL JUST VALUE				1,673,813	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,234,521	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16523	SCRN RM	6,828	03/01/2005
M09515	MECH OTHER	0	03/01/2005
B0413473	FOUNDATION	10,000	08/01/2004
B0413532	NEW CONSTR	395,000	08/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2522/0660	11/30/2021	TD	U	I	11	100
GRANTOR: DONALDSON THOMAS P RE						
GRANTEE: DONALDSON THOMAS P						
1082/0471	9/23/2002	WD	Q	V		475,000
GRANTOR: GALE SUZANNE G						
GRANTEE: DONALDSON THOMAS P						

BUILDING NOTES									
UOP=[YR=2005] W2 N7 W7N6W3 N18 W6 N3 W2 S22 W13 N22 W7									
FOP=[YR=2005] W7 FSP=[YR=2005] W10 N3 W11 S3 W2 S9									
BAS=[YR=2005] S79 FGR=[YR=2005] S10 UOP=[YR=2005] W8 S14									
E8 N14 \$ S19 E24 N29 W24 \$ E24N7 E7 FOP=[YR=2005] S4 E4									
UOP=[YR=2005] S5 E7 N5 W7 \$ E11 N4 W4 N3 W7 S3 W4 \$ E4 N3 E7									
S3 E11 S3 E9 N3 E4 N20 W1 N10 W2 N17 W2 N3 W8 S3 W8 S10 W13									
N5 W2 N7 W7 N23 W23 \$ E23 N9 \$ S32 E7 S7 E2 S5 E13 N10 W9 N12									
W6 N22 \$ S22 E6 S12 E17 N3 E8 S3 E2 S17 E7 N17 \$ PTR=E15									
FST=[YR=2005] E10 FUS=[YR=2005] E11 S8 E3 S6 W3 S13 W18 N19									
E7 N8 \$ S8 W10 N8 \$ W15 \$.									