

LOT 35  
IN OR 2119/1069  
LONG POINT #1 PB 5/85-89

JORDAN BRADFORD D & SUSAN D  
71 LONG POINT DRIVE  
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00LP-0035-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 16 WD FR STUC 100 |
| Roof Structur            | 08 IRREGULAR 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 90     |
| Interior Wall            | 08 DECORATIVE 10  |
| 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          | 03       | Quality Level 03 |    |
| DOR CODE         | 0100     | SINGLE FAMILY    |    |
| MAP NUM          |          | MKT AREA         | 10 |
| NEIGHBORHOOD/LOC | 10007.00 |                  |    |

| NEIGHBORHOOD/LOC 10007.00 |                  |             |              |                      |
|---------------------------|------------------|-------------|--------------|----------------------|
| AREA TYPE                 | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                       | 2,108            | 100         | 2,108        | 335,892              |
| FGR                       | 600              | 55          | 330          | 52,582               |
| FOP                       | 78               | 30          | 23           | 3,665                |
| FOP                       | 120              | 30          | 36           | 5,737                |
| FOP                       | 168              | 30          | 50           | 7,968                |
| FUS                       | 1,225            | 100         | 1,225        | 195,193              |
| UOP                       | 24               | 20          | 5            | 797                  |
| UOP                       | 58               | 20          | 12           | 1,913                |
| UOP                       | 132              | 20          | 26           | 4,142                |
| TOTALS                    | 4,513            |             | 3,815        | 607,888              |

| EXTRA FEATURES |            |             |         |    |   |          |    |          |                |
|----------------|------------|-------------|---------|----|---|----------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0504       | FP-ELECTRI  | 0 100   | 0  | 0 | 1.00     | UT | 2,000.00 | 2,000.00       |
| 2              | 0861       | POOL GUNIT  | 0 100   | 0  | 0 | 566.00   | SF | 85.00    | 85.00          |
| 3              | 0845       | KOOL DECK   | 0 100   | 0  | 0 | 993.00   | SF | 7.25     | 7.25           |
| 4              | 0855       | CONC PAVER  | 0 100   | 0  | 0 | 1,785.00 | SF | 7.00     | 7.00           |
| 5              | 0810       | CONCRETE A  | 0 100   | 0  | 0 | 92.00    | SF | 6.50     | 6.50           |
| 6              | 0825       | BRICK       | 0 100   | 0  | 0 | 44.00    | SF | 12.50    | 12.50          |
| 7              | 0810       | CONCRETE A  | 0 100   | 0  | 0 | 300.00   | SF | 6.50     | 6.50           |
| 8              | 1126       | CB/STC 8"   | 0 100   | 0  | 0 | 78.00    | SF | 8.00     | 8.00           |
| 9              | 0445       | BOX FNC 5'  | 0 100   | 0  | 0 | 16.00    | LF | 8.10     | 8.10           |
| 10             | 0810       | CONCRETE A  | 0 100   | 13 | 9 | 117.00   | SF | 6.50     | 6.50           |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000116   | C   | SFR MARSH            | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0500                                                       | 11  | 3,815     | 129.2733    | 184.21         | 702,761        | 1995 | 1995 | 0    | 0    |
| 1 SFR CUST - 100% - 2019 Heated Area: 3333 HX Base Yr 2019 |     |           |             |                |                |      |      |      |      |
|                                                            |     |           |             |                |                |      |      |      |      |
| 71 LONG POINT DR, FERNANDINA BEACH                         |     |           |             |                |                |      |      |      |      |

| TOTAL OB/XF 31,614 |         |          |          |           |         |  |  |  |  |
|--------------------|---------|----------|----------|-----------|---------|--|--|--|--|
| BLD DATE           | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |  |  |  |  |
|                    |         |          |          |           |         |  |  |  |  |

| TOTAL OB/XF 31,614 |          |     |                      |     |     |          |       |       |             |
|--------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N                | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                  | 000116   | C   | SFR MARSH            | 100 |     | PUD      | 0.00  | 0.00  | 1.00        |
|                    |          |     |                      |     |     |          |       |       |             |
|                    |          |     |                      |     |     |          |       |       |             |
|                    |          |     |                      |     |     |          |       |       |             |
|                    |          |     |                      |     |     |          |       |       |             |
|                    |          |     |                      |     |     |          |       |       |             |
|                    |          |     |                      |     |     |          |       |       |             |
|                    |          |     |                      |     |     |          |       |       |             |
|                    |          |     |                      |     |     |          |       |       |             |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 5              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 607,888   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 33,934    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 600,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 1,241,822 |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 460,531   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 781,291   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 731,291   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 1,241,822 |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 923,777   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B9401142   | SWIM POOL   | 15,000  | 07/01/1994 |
| B9401122   | NEW CONSTR  | 339,260 | 06/01/1994 |
|            |             |         |            |
|            |             |         |            |
|            |             |         |            |
|            |             |         |            |
|            |             |         |            |
|            |             |         |            |
|            |             |         |            |

| SALES DATA                   |           |              |        |        |           |               |  |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2119/1069                    | 5/08/2017 | WD           | Q      | I      | 01        | 730,000       |  |
| GRANTOR: FRYBURG MARC A      |           |              |        |        |           |               |  |
| GRANTEE: JORDAN BRADFORD D & |           |              |        |        |           |               |  |
| 2107/1484                    | 2/21/2017 | WD           | U      | I      | 16        | 259,000       |  |
| GRANTOR: HOLLWEG ANNE C      |           |              |        |        |           |               |  |
| GRANTEE: FRYBURG MARC A      |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1995] W3 N15 W5 UOP=[YR=1995] N10 W30 S10 E3<br>FOP=[YR=1995] E24 N7 W24 S7 \$ N7 E24 S7 E3 \$ W34<br>UOP=[YR=1995] N2 W15 S4 E14 N2 E1 \$ W1 S2 W14 S6 W4 S28 E11<br>FOP=[YR=1995] S20 FGR=[YR=1995] W14 S24 E25 N24 W11 \$ E6 N20<br>W6 \$ E7 S2 E12 FOP=[YR=1995] S3 E2 UOP=[YR=1995] S2 E12 N2<br>W12 \$ E14 N3 W3 N3 W10 S3 W3 \$ E3 N3 E10 S3 E15 N13 E3 N10 \$<br>PTR= N40 FUS=[YR=1995] N13 E4 N10 W4 N15 W15 S9 W10 N9 W15<br>S38 E15 N22 E9 S3 E3 S14 W2 S5 E15 \$ S40 \$ . |  |  |  |  |  |  |  |  |  |

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71 LONG POINT DRIVE  
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|             |            |    |     |                   |                           |           |                 |                 |                           |
|-------------|------------|----|-----|-------------------|---------------------------|-----------|-----------------|-----------------|---------------------------|
| REVIEW DATE | 05/16/2018 | BY | DJX | Total Acres: 0.00 | Total Land Value: 600,000 | Market: 0 | Agricultural: 0 | Common: 600,000 | PRINTED 08/02/2023 BY SYS |
|-------------|------------|----|-----|-------------------|---------------------------|-----------|-----------------|-----------------|---------------------------|