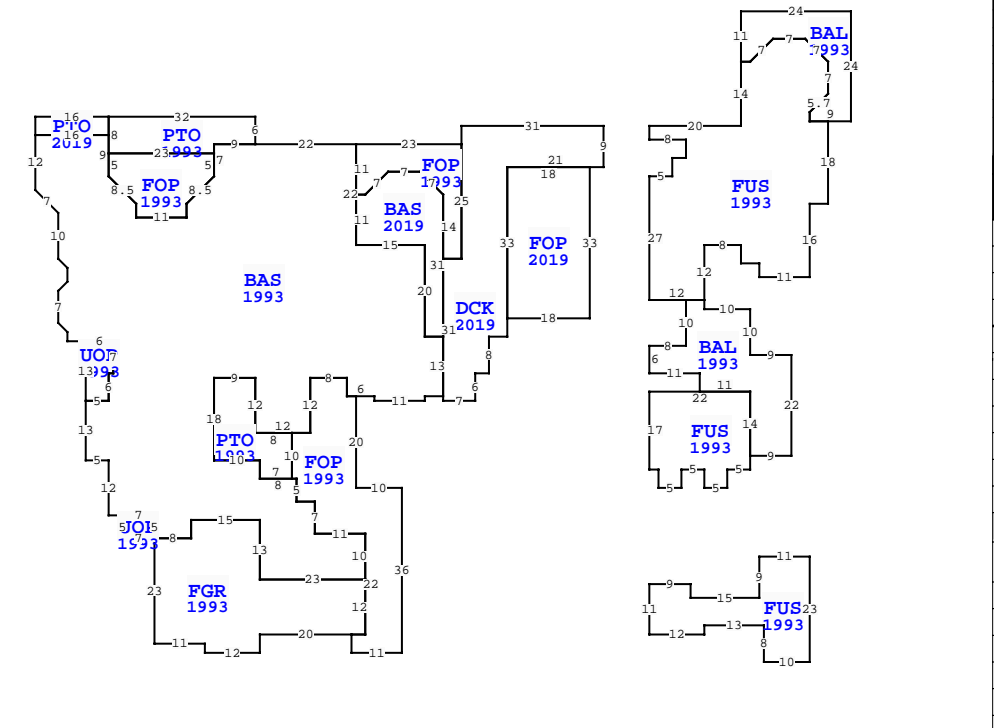




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 80
Interior Floor	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	7 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	8,949	220.2746	313.89	2,809,002	1990	2000	0	0	11.00	89.00

NASSAU COUNTY PROPERTY		VALUATION SUMMARY	STANDARD
VALUATION BY		Tax Group: 5 Tax Dist:	
BUILDING MARKET VALUE		2,500,012	
TOTAL MARKET OB/XF VALUE		174,566	
TOTAL LAND VALUE - MARKET		2,100,000	
TOTAL MARKET VALUE		4,774,578	
SOH/AGL Deduction		2,021,556	
ASSESSED VALUE		2,753,022	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		2,703,022	
TOTAL JUST VALUE		4,774,578	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		3,750,059	



Quality	04 Quality Level 04			
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
BAL	285	15	43	12,012
BAL	494	15	74	20,673
BAS	4,997	100	4,997	1,395,972
BAS	349	100	349	97,498
DCK	839	10	84	23,467
FGR	889	55	489	136,608
FOP	249	30	75	20,952
FOP	250	30	75	20,952
FOP	700	30	210	58,666
FOP	594	30	178	49,726
TOTALS	12,620		8,949	2,500,012

\*\* This building has 18 Sub-Areas  
109 LONG POINT DR, FERNANDINA BEACH

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001128	REPAIR/RRF	465,000	03/01/2017
B23554	REPAIR/RRF	3,400	05/01/2010
M004574	H/AC	3,500	08/01/2000
B006806	REMODEL	125,000	02/01/2000
B9502323	REPAIR/RRF	35,000	10/01/1995
B9502040	XFOB	20,000	06/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1969/0630	3/12/2015	WD	U	I	37	1,550,000

GRANTOR: BRANDON EDWARD M & PH  
GRANTEE: DE LA GUARDIA MARIO  
1813/0200 4/04/2012 QC U I 30 100  
GRANTOR: BRANDON WILLIAM  
GRANTEE: BRANDON PHYLLIS

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT 2,000.00	2,000.00	100	1990	1990	3	70	1,400
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT 2,000.00	2,000.00	100	1990	1990	3	70	1,400
4	0855	CONC PAVER	0	100	0	0	2,988.00	SF 10.00	10.00	100	2019	2019	3	99	29,581
5	0820	WOOD WALK	0	100	0	0	200.00	SF 11.75	11.75	100	2019	2019	3	74	1,739
6	0857	SANDSTONE	0	100	0	0	444.00	SF 16.00	16.00	100	2019	2019	3	100	7,104
8	0871	POOL HTR R	0	100	0	0	1.00	UT 2,000.00	2,000.00	100	2019	2019	3	90	1,800
9	0861	POOL GUNIT	0	100	0	0	425.00	SF 85.00	85.00	100	2019	2019	3	93	33,596
10	1126	CB/STC 8"	0	100	0	0	859.00	SF 8.00	8.00	100	1990	1990	3	62	4,261
12	0300	BOAT DCK W	0	100	0	0	2,316.00	SF 40.00	40.00	100	2002	2002	3	32	29,645
13	0302	FLT DOCK C	0	100	20	10	200.00	SF 50.00	50.00	100	2002	2002	3	21	2,100

LAND DESCRIPTION		TOTAL OB/XF												112,626										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	SFR RIVER	100		PUD	0.00	0.00	2.50	LT		1.00	1.00	0.70	1,200,000.00	840,000.00	2,100,000							

