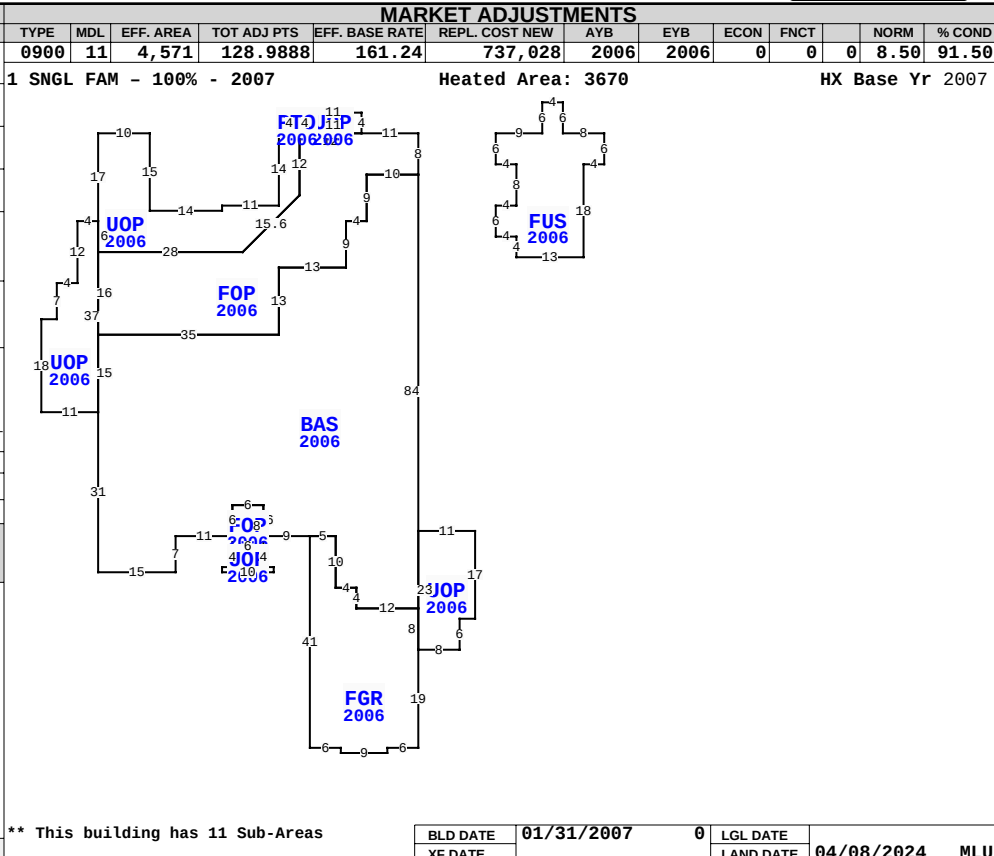




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100

Quality	03	Quality Level 03
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	3,262	100	3,262	481,258
FGR	662	55	364	53,702
FOP	48	30	14	2,065
FOP	1,015	30	304	44,851
FUS	408	100	408	60,194
PTO	12	5	1	147
UOP	34	20	7	1,033
UOP	44	20	9	1,328
UOP	235	20	47	6,934
UOP	302	20	60	8,852
TOTALS	6,495		4,571	674,381



26 LONG POINT DR, FERNANDINA BEACH

BLD DATE	01/31/2007	0	LGL DATE	
XF DATE			LAND DATE	04/08/2024
INC DATE			AG DATE	MLU

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	0812	CONCRETE C	0	100	0	0	2,308.00	SF	4.00	4.00
3	0810	CONCRETE A	0	100	0	0	149.00	SF	6.50	6.50
4	1126	CB/STC 8"	0	100	0	0	92.00	SF	8.00	8.00
5	0861	POOL GUNIT	0	100	0	0	354.00	SF	85.00	85.00
6	0911	SCRN RM A	0	100	0	0	836.00	SF	17.50	17.50
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00

TOTAL OB/XF 29,855

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE				674,381	
TOTAL MARKET OB/XF VALUE				29,855	
TOTAL LAND VALUE - MARKET				750,000	
TOTAL MARKET VALUE				1,454,236	
SOH/AGL Deduction				573,887	
ASSESSED VALUE				880,349	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				830,349	
TOTAL JUST VALUE				1,454,236	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,326,101	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18405	ADDITION	10,321	08/01/2006
P10618	OTHER	0	01/01/2006
E15914	ELEC OTHER	2,000	10/01/2005
C16145	CO ISSUED	389,000	09/01/2005
B15954	FOUNDATION	3,000	09/01/2005
B16145	NEW CONSTR	389,000	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2578/1425	7/15/2022	QC U	I	11	
GRANTOR: PATTON PHILLIP & BARB					
GRANTEE: PATTON PHILLIP E RE					
1305/0491	3/29/2005	WD Q	V		500,000
GRANTOR: GANT DONALD R					
GRANTEE: PATTON PHILLIP & BA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2006] W11 UOP=[YR=2006] N4 W11 PTO=[YR=2006] W3 S4 UOP=[YR=2006] W2 S14 W11 S1 W14 N15 W10 S17 UOP=[YR=2006] W4 S12 W4 S7 W3 S18 E11 BAS=[YR=2006] S31 E15 N7 E11 FOP=[YR=2006] S2 UOP=[YR=2006] S4 W2 S1 E10 N1 W2 N4 W6\$ E6 N8 W6 S6\$ N6 E6 S6 E9 FGR=[YR=2006] S41 E6 S1 E9 N1 E6 N19 UOP=[YR=2006] E8 N6 E3 N17 W11 S23\$ N8 W12 N4 W4 N10 W5\$ E5 S10 E4 S4 E12 N84 W10 S9 W4 S9 W13 S13 W35 S15\$ N37\$ S6 E28 U11 R11 N12 W2\$ E3 N4 \$ S4 E11\$ W12 S12 D11 L11 W28 S16 E35 N13 E13 N9 E4 N9 E10 N8\$ PTR=[YR=2006] E15 FUS=[YR=2006] E9 N6 E4 S6 E8 S6 W4 S18 W13 N4 W4 N6 E4 N8 W4 N6\$ W15\$.									