

LOT 6
IN OR 1915/1197
LONG POINT #1 PB 5/85-89

BARRIE DAVID S & ROBYN V
28 LONG POINT DR
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00LP-0006-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 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	4.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 10

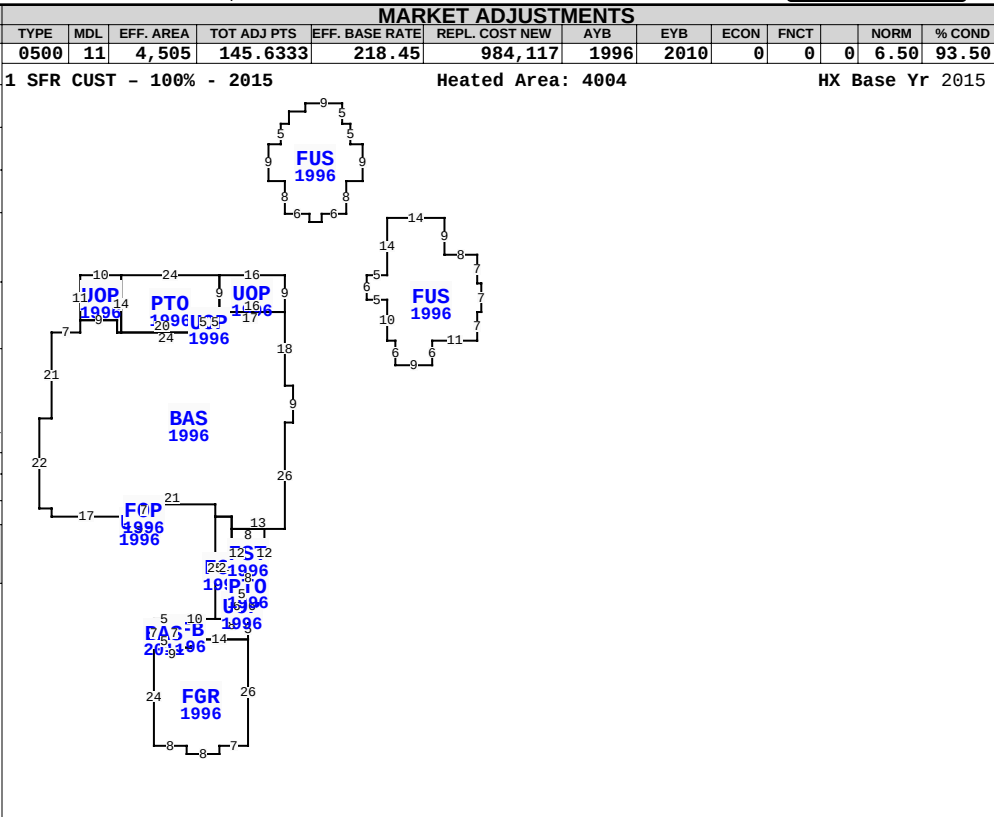
NEIGHBORHOOD/LOC	10007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,737	100	2,737	559,035
BAS	35	100	35	7,149
FGR	596	55	328	66,995
FOP	21	30	6	1,226
FOP	100	30	30	6,128
FST	96	55	53	10,825
FUS	475	100	475	97,019
FUS	679	100	679	138,687
PTO	32	5	2	409
PTO	316	5	16	3,268
TOTALS	5,514		4,505	920,149

EXTRA FEATURES	
L N	OB/XF CODE

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	1996	1996	3	79	1,580
2	0812	CONCRETE C	0	100	0	0		2,015.00	SF 4.00	4.00	100	1996	1996	3	72	5,803
3	1075	TRELLIS G	0	100	18	12		216.00	SF 35.00	35.00	100	1996	1996	3	24	1,814
4	0810	CONCRETE A	0	100	0	0		413.00	SF 6.50	6.50	100	1996	1996	3	72	1,933
5	1126	CB/STC 8"	0	100	0	0		135.00	SF 8.00	8.00	100	1996	1996	3	72	778
6	0810	CONCRETE A	0	100	0	0		96.00	SF 6.50	6.50	100	1996	1996	3	72	449
7	0445	BOX FNC 5'	0	100	0	0		5.00	LF 8.10	8.10	100	1996	1996	3	20	8

LAND DESCRIPTION	
L N	USE CODE
1	000140



** This building has 16 Sub-Areas

28 LONG POINT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF		12,365	
L N	USE CODE	CLS	LAND USE DESCRIPTION
1	000140	C	SFR GOLF A

NASSAU COUNTY PROPERTY		PAGE 1 of 1		5
VALUATION SUMMARY		STANDARD		
VALUATION BY		Tax Group: 5 Tax Dist:		
BUILDING MARKET VALUE		920,149		
TOTAL MARKET OB/XF VALUE		12,365		
TOTAL LAND VALUE - MARKET		750,000		
TOTAL MARKET VALUE		1,682,514		
SOH/AGL Deduction		700,372		
ASSESSED VALUE		982,142		
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE		932,142		
TOTAL JUST VALUE		1,682,514		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		1,541,414		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602790	NEW CONSTR	165,000	04/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1915/1197	5/02/2014	WD	Q	I	02
GRANTOR: PILCHER GEORGE S & D					
GRANTEE: BARRIE DAVID S & RO					
1787/1840	3/30/2012	WD	Q	I	01
GRANTOR: WOLFE LAURA E					
GRANTEE: PILCHER GEORGE S &					

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=1996] W16 PTO=[YR=1996] W24 UOP=[YR=1996] W10 S11 BAS=[YR=1996] S3 W7 S21 W3 S22 E3 S2 E17 UOP=[YR=1996] S3 E9 N3 FOP=[YR=1996] N3 W7 S3 E7\$ W9\$ E2 N3 E21 S3 FOP=[YR=1996] S25 SFB=[YR=1996] W10 BAS=[YR=2011] W5 S7 FGR=[YR=1996] S24 E8 S2 E8 N2 E7 N26 W14 S2 W9\$ E5 N7\$ S7 E4 N2 E14 N5 UOP=[YR=1996] E1 N6 PTO=[YR=1996] E3 N4 FST=[YR=1996] N12 W8 S12 E8\$ W8 S4 E5\$ W5 S6 E4\$ W8\$ E4 N25 W4\$ E4 S3 E13 N26 E2 N9 W2 N18 W17 UOP=[YR=1996] W3 S5 E3 N5\$ S5 W24 N3 W9\$ E9 S3 E1 N14\$ S14 E20 N5 E4 N9\$ S9 E16 N9\$PTR=E20 FUS=[YR=1996] E5 N14 E14 S9 E8 S7 E1 S7 W1 S7 W11 S6 W9 N6 W2 N10 W5 N6\$ W20\$ PTR=N15 FUS=[YR=1996] N8 W4 N9 E3 N5 E2 N3 E4 N2 E9 S5 E2 S5 E3 S9 W4 S8 W6 S2 W3 N2 W6\$ S15\$.	