

GUNDERSON AVA B/GUNDERSON LEIF
75 LONG POINT DR
FERNANDINA BEACH, FL 32034

03-6N-29-00LP-0033-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT 0 NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0500 11 4,186 141.9475 212.92 891,283 1993 2000 0 0 11.50 88.50										Tax Group: 5 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 100% - 2022 Heated Area: 3891 HX Base Yr 2022										BUILDING MARKET VALUE 1,120,064									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 51,202									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 800,000									
Interior Floo 17 PRECAST CN 60																				TOTAL MARKET VALUE 1,971,266									
Interior Floo 14 CARPET 40																				SOH/AGL Deduction 596,719									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 1,374,547									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 1,324,547									
Bathrooms 3.5 100																				TOTAL JUST VALUE 1,971,266									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 2. 2. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 1,722,308									
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																													
BAS 2,363 100 2,363 445,270																													
DCK 76 10 8 1,507																													
FOP 105 30 32 6,030																													
FOP 288 30 86 16,205																													
FOP 353 30 106 19,974																													
FUS 1,528 100 1,528 287,928																													
UOP 186 20 37 6,972																													
UOP 130 20 26 4,899																													
TOTALS 5,029 4,186 788,785																													
EXTRA FEATURES										75 LONG POINT DR, FERNANDINA BEACH																			
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 1993 1993 3 74 1,480																													
2 0446 BOX FNC 6' 0 100 0 0 10.00 LF 20.00 20.00 100 1993 1993 3 20 40																													
3 1126 CB/STC 8" 0 100 0 0 82.00 SF 8.00 8.00 100 1993 1993 3 66 433																													
4 0300 BOAT DCK W 0 100 110 4 440.00 SF 40.00 40.00 100 2001 2001 3 29 5,104																													
5 1242 WD DECK A 0 100 0 0 1,442.00 SF 10.50 10.50 100 2004 2004 3 22 3,331																													
6 1242 WD DECK A 0 100 0 0 80.00 SF 10.00 10.00 100 2004 2004 3 22 176																													
7 0855 CONC PAVER 0 100 0 0 380.00 SF 10.00 10.00 100 2006 2006 3 87 3,306																													
8 0855 CONC PAVER 0 100 0 0 4,291.00 SF 10.00 10.00 100 2006 2006 3 87 37,332																													
LAND DESCRIPTION										TOTAL OB/XF 51,202																			
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 000116 C SFR MARSH 100 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 800,000.00 800,000.00 800,000																													
REVIEW DATE 03/15/2021 BY RK										Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000										PRINTED 08/06/2024 BY SYS									

LOT 33
IN OR 2160/1265
LONG POINT #1 PB 5/85-89

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75 LONG POINT DR
FERNANDINA BEACH, FL 32034

2024

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		1 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
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
BAS	678	100	678	150,541
FGR	1,117	55	614	136,331
FGR	307	55	169	37,524
UOP	21	20	4	888
UOP	21	20	4	888
UOP	116	20	23	5,107
TOTALS	2,260		1,492	331,279

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	1,492	166.3200	249.48	372,224	2000	2000	0	0	11.00	89.00
2 SFR CUST - 0% - 2022						Heated Area: 678		HX Base Yr 2022			
The floor plan diagram illustrates a building layout with various rooms and corridors. The rooms are labeled with blue text: UOP 2000, BAS 2000, FGR 2000, FGR 2020, UJF 2000, and UJF 2020. Dimensions are provided for each segment of the layout. The layout includes a large central area (FGR 2000) and several smaller rooms (UOP 2000, BAS 2000, UJF 2000, UJF 2020) and corridors (FGR 2020). The dimensions are as follows: UOP 2000 (12x10), BAS 2000 (11x11), FGR 2000 (36x36), FGR 2020 (17x14), UJF 2000 (11x3), and UJF 2020 (11x3). The total area is 678 square feet.											

BLD DATE	02/14/2008	DJ	LGL DATE		ML
XF DATE			LAND DATE	04/08/2024	