

LOT 48
IN OR 2241/670
LONG POINT #1 PB 5/85-89

SUSAN L BURNS TRUST/BURNS SUSAN L TRUSTEE
2 JUNIPER CT
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00LP-0048-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		5.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Quality	01	Quality Level 01	
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
BAS	4,322	100	4,322
FGR	972	55	535
FOP	1,285	30	386
FSP	66	40	26
FUS	1,039	100	1,039
UOP	130	20	26
USP	2,182	30	655
TOTALS	9,996		6,989
			1,302,308

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	12	6,989	168.4388	210.55	1,471,534	2003	2003	0	0	11.50	88.50		
1 SNGL FAM - 100% - 2019 Heated Area: 5361 HX Base Yr 2019													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		1,302,308	
TOTAL MARKET OB/XF VALUE		41,710	
TOTAL LAND VALUE - MARKET		600,000	
TOTAL MARKET VALUE		1,944,018	
SOH/AGL Deduction		724,828	
ASSESSED VALUE		1,219,190	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		1,169,190	
TOTAL JUST VALUE		1,944,018	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,788,301	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311575	XFOB	23,280	08/01/2003
B0210006	NEW CONSTR	600,000	07/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2241/0670	11/30/2018	WD	Q	I	02	1,610,000
GRANTOR: GARDNER BRUCE & CHERY						
GRANTEE: SUSAN L BURNS TRUST						
0834/1651	5/21/1998	WD	Q	V		84,900
GRANTOR: LONG POINT DEVELOPMEN						
GRANTEE: GARDNER BRUCE						

EXTRA FEATURES																
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	0855	CONC PAVR	0	100	0	3,283.00	SF	10.00	10.00	100	2003	2003	3	83	27,249	
2	0504	FP-ELECTRI	0	100	0	2.00	UT	2,000.00	2,000.00	100	2003	2003	3	87	3,480	
3	0861	POOL GUNIT	0	100	0	396.00	SF	85.00	85.00	100	2003	2003	3	32	10,771	
4	0877	JACUZZI	0	100	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	21	210	
TOTALS														41,710		

LAND DESCRIPTION														TOTAL OB/XF										
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000							