

LOT 53
IN OR 1976/1865
LONG POINT #1 PB 5/85-89

HERLIHY THOMAS M SR & LYNN F
9 JUNIPER CT
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00LP-0053-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	17	CB STUCCO 60								0500	11	5,213	145.3386	218.01	1,136,486	2002	2002	0	0	0	10.50	89.50	VALUATION BY																
Exterior Wall	16	WD FR STUC 40								1 SFR CUST - 100% - 2016										Heated Area: 4183										HX Base Yr 2016									
Roof Structur	08	IRREGULAR 100																												BUILDING MARKET VALUE									
Roof Cover	07	CONC TILE 100																		TOTAL MARKET OB/XF VALUE										52,676									
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										800,000									
Interior Floo	12	HARDWOOD 50																		TOTAL MARKET VALUE										1,869,831									
Interior Floo	14	CARPET 50																		SOH/AGL Deduction										782,160									
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										1,087,671									
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 50,000									
Bedrooms		3 100																		BASE TAXABLE VALUE										1,037,671									
Bathrooms		4.5 100																		TOTAL JUST VALUE										1,869,831									
Frame	02	WOOD FRAME 100								NCON VALUE										42,564																			
Stories	2.	2. 100								INCOME VALUE																													
Units		0 100								PREVIOUS YEAR MKT VALUE										1,609,461																			