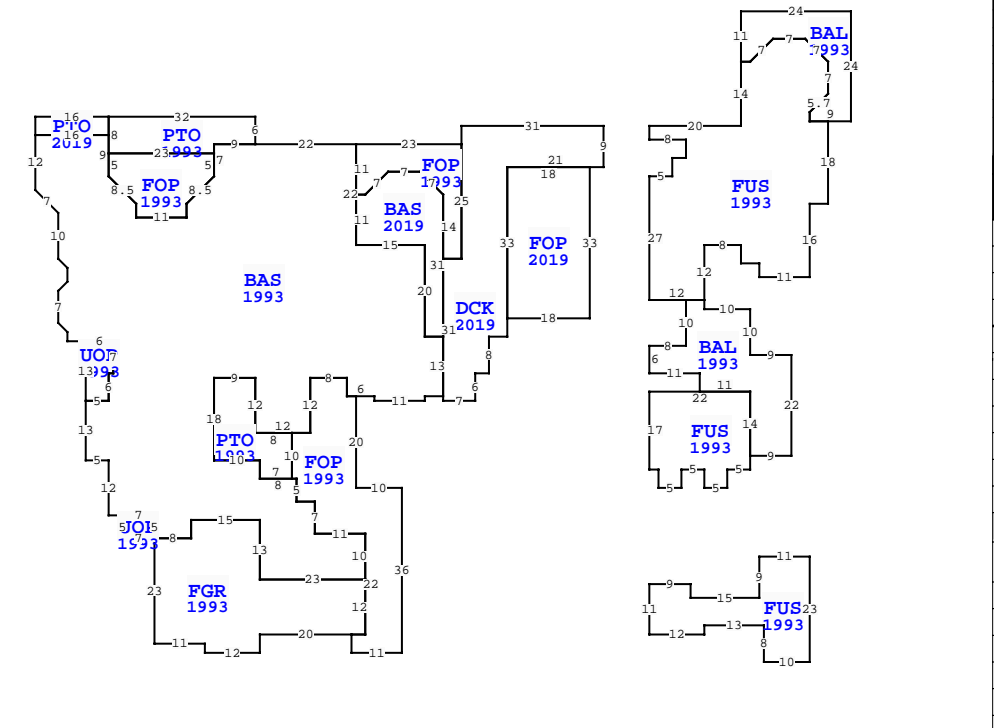




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 80
Interior Floor	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	7 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	8,949	220.2746	330.41	2,956,839	1990	2000	0	0	11.50	88.50

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		2,616,803
TOTAL MARKET OB/XF VALUE		168,818
TOTAL LAND VALUE - MARKET		2,450,000
TOTAL MARKET VALUE		5,235,621
SOH/AGL Deduction		2,400,008
ASSESSED VALUE		2,835,613
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		2,785,613
TOTAL JUST VALUE		5,235,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,774,578



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
BAL	285	15	43	12,574
BAL	494	15	74	21,638
BAS	4,997	100	4,997	1,461,187
BAS	349	100	349	102,052
DCK	839	10	84	24,562
FGR	889	55	489	142,989
FOP	249	30	75	21,931
FOP	250	30	75	21,931
FOP	700	30	210	61,407
FOP	594	30	178	52,050
TOTALS	12,620		8,949	2,616,803

** This building has 18 Sub-Areas
109 LONG POINT DR, FERNANDINA BEACH
BLD DATE: 04/08/2024 MLU
XF DATE:
INC DATE:

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001128	REPAIR/RRF	465,000	03/01/2017
B23554	REPAIR/RRF	3,400	05/01/2010
M004574	H/AC	3,500	08/01/2000
B006806	REMODEL	125,000	02/01/2000
B9502323	REPAIR/RRF	35,000	10/01/1995
B9502040	XFOB	20,000	06/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1969/0630	3/12/2015	WD	U	I	37	1,550,000

GRANTOR: BRANDON EDWARD M & PH
GRANTEE: DE LA GUARDIA MARIO
1813/0198 7/23/2012 QC U I 30 100
GRANTOR: MARZULLO BETTY
GRANTEE: BRANDON EDWARD M &

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	1990	1990	3	68	1,360
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	68	1,360
3	0855	CONC PAVER	0	100	0	0	2,988.00	SF	10.00	10.00	100	2019	2019	3	98	29,282
4	0820	WOOD WALK	0	100	0	0	200.00	SF	11.75	11.75	100	2019	2019	3	70	1,645
5	0857	SANDSTONE/	0	100	0	0	444.00	SF	16.00	16.00	100	2019	2019	3	99	7,033
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	86	1,720
7	0861	POOL GUNIT	0	100	0	0	425.00	SF	85.00	85.00	100	2019	2019	3	90	32,513
8	1126	CB/STC 8"	0	100	0	0	859.00	SF	8.00	8.00	100	1990	1990	3	59.5	4,089
9	0300	BOAT DCK W	0	100	0	0	2,316.00	SF	40.00	40.00	100	2002	2002	3	30	27,792
10	0302	FLT DOCK C	0	100	20	10	200.00	SF	50.00	50.00	100	2002	2002	3	20	2,000

BUILDING NOTES	
DCK=[YR=2019] W31S4FOP=[YR=1993] W23 BAS=[YR=1993] W22PTO=[YR=1993] N6W32 PTO=[YR=2019] W16S4E16N4\$S8FOP=[YR=1993] S5 D6 R6 S3E11N3 U6 R6 N5W23\$E23 N2E9\$W9S7 D6 L6 S3W11N3 U6 L6 N9 W16S12 D5 R5 S10 D2 R2 S3 D2 L2 S7 D2 R2 S2E4UOP=[YR=1993] S13E5N6E1 N7W6\$E6S7W1S6W5S13E5S12E3 UOP=[YR=1993] S5E7N5W7\$E7S5FGR=[YR=1993] S23E11S2E12N4E20FOP=[YR=1993] S4E11 N36W10N20W2N4W8S12W4PTO=[YR=1993] W8 N12W9S18E10S4E7N10S\$S10E1S5E4S7 E11S22W3\$E3N12W23N13W15S4W8\$ E8N4E15S13E23N10W11N7W4N5W8N4 W10N18E9S12E12N12E8S4E6S1E11N1 E4N13BAS=[YR=2019] N31 U5 L5 W7 D5 L5 W2S11E15S20E4\$ W4N20W15N22\$S11 E2 U5 R5 E7 D5 R5 S14E4N25\$S25W4	

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000132	C	SFR RIVER	100		PUD	0.00	0.00	2.50	LT		1.00	1.00	0.70	1,400,000.00	980,000.00	2,450,000							

