

LOT 4
IN OR 1415/1629
LONG POINT #1 PB 5/85-89

CARDILE FRANK & BARBARA
24 LONG POINT DR
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0004-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 5															
Exterior Wall	16	WD FR STUC 100	0500	11	4,682	123.9638	195.86	917,017	2007	2007	0	0	8.50	91.50	VALUATION SUMMARY															
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2008												Heated Area: 3961															
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2008															
Interior Wall	05	DRYWALL 100																												
Interior Floo	13	LVT/LAMMT 60																												
Interior Floo	14	CARPET 40																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		4 100																												
Bathrooms		4 100																												
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														
NEIGHBORHOOD/LOC															10007.00															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,847	100	2007	2,847	510,216																									
BAS	555	100	2009	555	99,462																									
FGR	726	55	2007	399	71,505																									
FOP	113	30	2007	34	6,093																									
FOP	352	30	2007	106	18,996																									
FUS	559	100	2009	559	100,180																									
PTO	12	5	2007	1	179																									
STR	30	10	2009	3	538																									
UOP	14	20	2007	3	538																									
UOP	197	20	2007	39	6,990																									
TOTALS	6,086			4,682	839,071																									
EXTRA FEATURES															24 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	0855	CONC PAVER	0	100	0	0	2,670.00	SF	10.00	10.00	100	2007	2007	3	87	23,229														
2	0855	CONC PAVER	0	100	0	0	194.00	SF	10.00	10.00	100	2007	2007	3	87	1,688														
3	0861	POOL GUNIT	0	100	0	0	230.00	SF	170.00	170.00	100	2007	2007	3	44	17,204														
4	0845	KOOL DECK	0	100	0	0	640.00	SF	7.25	7.25	100	2007	2007	3	87	4,037														
5	0911	SCRN RM A	0	100	0	0	842.00	SF	17.50	17.50	100	2007	2007	3	27	3,978														
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150														
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	27	1,350														
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	35	700														
TOTAL OB/XF 55,336																														
LAND DESCRIPTION																														
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													
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000													
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 07/30/2025 BY SYS																														

VALUATION BY STANDARD

Tax Group: 5 Tax Dist:

BUILDING MARKET VALUE 839,071

TOTAL MARKET OB/XF VALUE 55,336

TOTAL LAND VALUE - MARKET 750,000

TOTAL MARKET VALUE 1,644,407

SOH/AGL Deduction 715,761

ASSESSED VALUE 928,646

TOTAL EXEMPTION VALUE HX HB 50,722

BASE TAXABLE VALUE 877,924

TOTAL JUST VALUE 1,644,407

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 1,609,126

PERMIT NUM DESCRIPTION AMT ISSUED

B1225970 WINDOWS 5,975 04/01/2012

M14448 MECH OTHER 0 04/01/2009

P13674 OTHER 0 02/01/2009

B22161 ADDITION 150,000 12/01/2008

R11700 REPAIR/RRF 3,075 12/01/2008

B19511 REMODEL 0 02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1415/1629	5/30/2006	WD U	V		07	100

GRANTOR: BADENOCH JOSEPH J & P

GRANTEE: CARDILE FRANK & BAR

1396/1942 3/17/2006 WD Q V 649,000

GRANTOR: BADENOCH JOSEPH & PLA

GRANTEE: CARDILE FRANK & BAR

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2009] W4 STR=[YR=2009] N5 W6 S5 E6 \$ W7 BAS=[YR=2009] W4 N5 W25 S5 UOP=[YR=2007] W10 S15 W15 N15 W8 S21

PTO=[YR=2007] W3 S4 E3 N4\$ S4 FOP=[YR=2007] S7 BAS=[YR=2007] S43 E8 N1 E4 N1 E9 FOP=[YR=2007] S2 E2 UOP=[YR=2007] S2 E7

N2 W7\$ E9 N9 W2 N4 W7 S11 W2\$ E2 N11 E7 S4 E8 S6

FGR=[YR=2007] S33 E22 N24 UOP=[YR=2007] E8 N15 E3 N7 W11

S22\$ N9 W22\$ E22 N59 W30 S15 D3 L3 S5 W12 U4 L4 W11\$ E11

D4 R4 E12 N5 U3 R3 N15 W6 S6 D6 L7 W17\$ E17 U6 R7 N6

E6 N6 R3 U3 N4\$ S4 D4 L3 S6 E32 N14\$ S14 W2 S6 E13 N20\$

PTR=N20 FUS=[YR=2009] N6 R3 U3 N9 E5 N2 E15 S2 E5 S4 E4 S14

W32\$ S20\$.