LOT 8
IN OR 2169/1558
LONG POINT #1 PB 5/85-89

BARBERA BRUCE
32 LONG POINT DR
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0008-0000

BUILDING CHARACTERISTICS

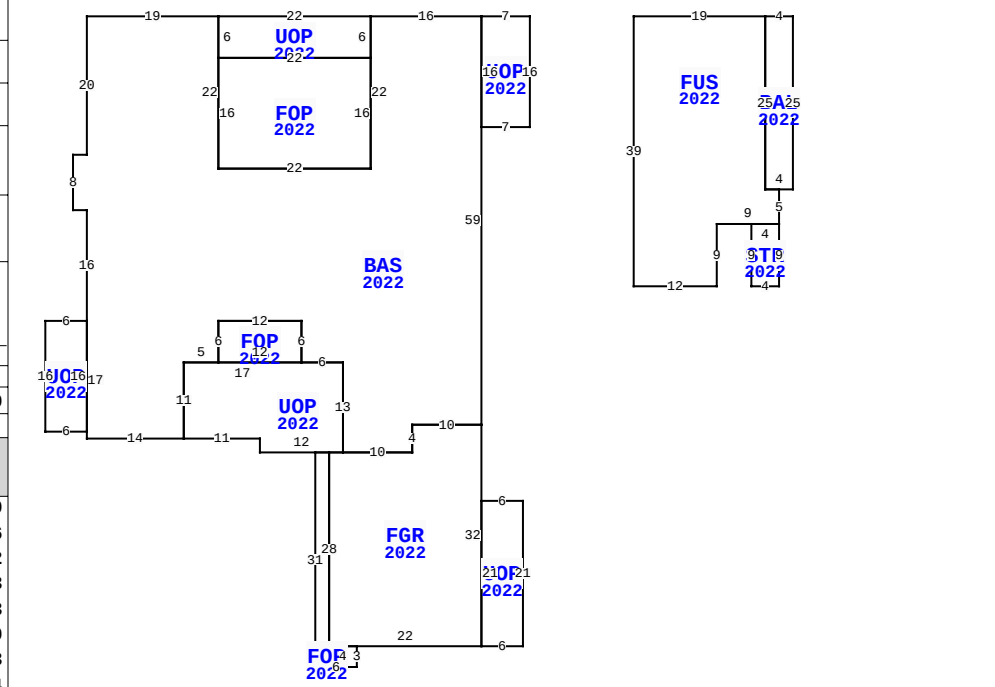
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	100	15	2022	15	3,500
BAS	2,684	100	2022	2,684	626,186
FGR	656	55	2022	361	84,222
FOP	72	30	2022	22	5,133
FOP	74	30	2022	22	5,133
FOP	352	30	2022	106	24,730
FUS	688	100	2022	688	160,513
STR	36	10	2022	4	934
UOP	96	20	2022	19	4,433
UOP	112	20	2022	22	5,133
TOTALS	5,405			4,049	944,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,049	149.1494	235.66	954,187	2022	2022	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2023 Heated Area: 3372 HX Base Yr 2023



** This building has 13 Sub-Areas

32 LONG POINT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

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	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2022	2022	3	95	25,194	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
3	0855	CONC PAVER	0	100	0	0	1,008.00	SF	10.00	10.00	100	2022	2022	3	99	9,979	
4	0855	CONC PAVER	0	100	0	0	2,023.00	SF	10.00	10.00	100	2022	2022	3	99	20,028	
5	0855	CONC PAVER	0	100	0	0	264.00	SF	10.00	10.00	100	2022	2022	3	99	2,614	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	
7	0911	SCRN RM A	0	100	0	0	1,320.00	SF	17.50	17.50	100	2022	2022	3	93	21,483	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		944,645
TOTAL MARKET OB/XF VALUE		83,138
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		1,777,783
SOH/AGL Deduction		148,818
ASSESSED VALUE		1,628,965
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,578,243
TOTAL JUST VALUE		1,777,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,736,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2100000	SCREEN ENCL	0	11/01/2021
219146	SWIM POOL	0	09/01/2021
B2013135	NEW CONSTR	0	12/01/2020
B1633469	ADDITION	22,583	11/01/2016
B1632859	DEMOLITION	0	08/01/2016
B21795	REMODEL	75,000	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2169/1558	1/10/2018	WD	Q	V	01	275,000
GRANTOR: CMO VENTURES LLC						
GRANTEE: BARBERA BRUCE						
2042/1851	4/18/2016	SW	U	I	12	705,000
GRANTOR: THORNBURG MORTGAGE SE						
GRANTEE: CMO VENTURES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2022] W7 BAS=[YR=2022] W16 UOP=[YR=2022] W22 S6 FOP=[YR=2022] S16 E22 N16 W22$ E22 N6$ S22 W22 N22 W19 S20 W2 S8 E2 S16 UOP=[YR=2022] W6 S16 E6 N16$ S17 E14 UOP=[YR=2022] E11 S2 E12 N13 W6 FOP=[YR=2022] W12 N6 E12 S6$ W17 S11 $ N11 E5 N6 E12 S6 E6 S13 FGR=[YR=2022] W2 FOP=[YR=2022] W2 S31 E6 N3 W4 N28$S28 E22 UOP=[YR=2022] E6 N21 W6 S21$ N32 W10 S4 W10$ E10 N4 E10 N59$ S16 E7 N16$ PTR=E15 FUS=[YR=2022] E19 BAL=[YR=2022] E4 S25 W4 N25$ S25 E2 S5 STR=[YR=2022] S9 W4 N9 E4$ W9 S9 W12N39$ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 83,138

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	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 07/27/2022 BY DJ Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 07/30/2025 BY SYS