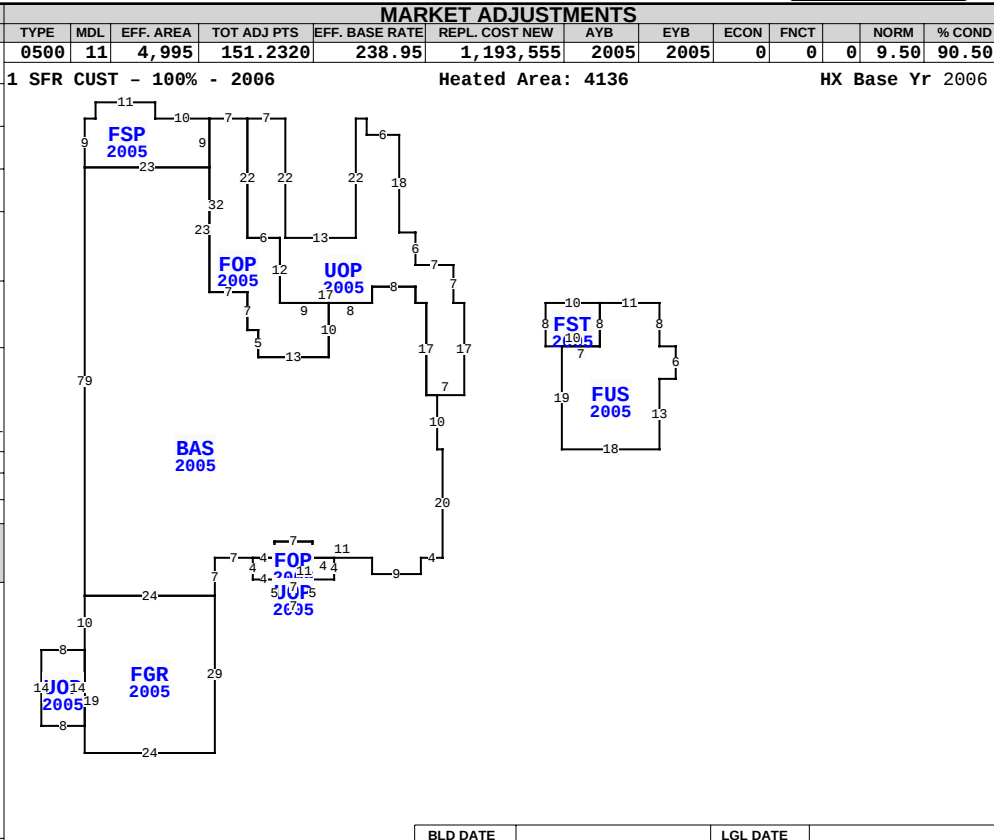




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	05	Quality Level 05
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
BAS	3,688	100	2005	3,688	797,529
FGR	696	55	2005	383	82,824
FOP	81	30	2005	24	5,190
FOP	436	30	2005	131	28,328
FSP	240	40	2005	96	20,760
FST	80	55	2005	44	9,515
FUS	448	100	2005	448	96,880
UOP	35	20	2005	7	1,514
UOP	112	20	2005	22	4,758
UOP	759	20	2005	152	32,870
TOTALS	6,575			4,995	1,080,167



74 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	1,790.00	SF	10.00	10.00	100	2005	2005	3	84	15,036	
2	0861	POOL GUNIT	0	100	0	0	286.00	SF	85.00	85.00	100	2005	2005	3	36	8,752	
3	0911	SCRN RM A	0	100	0	0	791.00	SF	26.25	26.25	100	2005	2005	3	22	4,568	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2005	2005	3	22	1,100	
6	0504	FP-ELECTRI	0	100	0	0	3.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	5,280	

LAND DESCRIPTION										TOTAL OB/XF										34,736		
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	LA VA					
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	7					

NASSAU COUNTY PROPERTY										PAGE 1 of 1					5
VALUATION SUMMARY															
VALUATION BY										STANDARD					
Tax Group: 5										Tax Dist:					
BUILDING MARKET VALUE										1,080,167					
TOTAL MARKET OB/XF VALUE										34,736					
TOTAL LAND VALUE - MARKET										750,000					
TOTAL MARKET VALUE										1,864,903					
SOH/AGL Deduction										752,018					
ASSESSED VALUE										1,112,885					
TOTAL EXEMPTION VALUE										50,722					
BASE TAXABLE VALUE										1,062,163					
TOTAL JUST VALUE										1,864,903					
NCON VALUE										0					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										1,817,969					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16523	SCRN RM	6,828	03/01/2005
M09515	MECH OTHER	0	03/01/2005
B0413473	FOUNDATION	10,000	08/01/2004
B0413532	NEW CONSTR	395,000	08/01/2004

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
2522/0660		11/30/2021	TD	U	I	11	100		
GRANTOR: DONALDSON THOMAS P RE									
GRANTEE: DONALDSON THOMAS P									
1082/0471		9/23/2002	WD	Q	V		475,000		
GRANTOR: GALE SUZANNE G									
GRANTEE: DONALDSON THOMAS P									

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=2005] W2 N7 W7N6W3 N18 W6 N3 W2 S22 W13 N22 W7									
FOP=[YR=2005] W7 FSP=[YR=2005] W10 N3 W11 S3 W2 S9									
BAS=[YR=2005] S79 FGR=[YR=2005] S10 UOP=[YR=2005] W8 S14									
E8 N14 \$ S19 E24 N29 W24 \$ E24N7 E7 FOP=[YR=2005] S4 E4									
UOP=[YR=2005] S5 E7 N5 W7 \$ E11 N4 W4 N3 W7 S3 W4 \$ E4 N3 E7									
S3 E11 S3 E9 N3 E4 N20 W1 N10 W2 N17 W2 N3 W8 S3 W8 S10 W13									
N5 W2 N7 W7 N23 W23 \$ E23 N9 \$ S32 E7 S7 E2 S5 E13 N10 W9 N12									
W6 N22 \$ S22 E6 S12 E17 N3 E8 S3 E2 S17 E7 N17 \$ PTR=E15									
FST=[YR=2005] E10 FUS=[YR=2005] E11 S8 E3 S6 W3 S13 W18 N19									
E7 N8 \$ S8 W10 N8 \$ W15 \$.									