

LOT 35
IN OR 2119/1069
LONG POINT #1 PB 5/85-89

JORDAN BRADFORD D & SUSAN D
71 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	03	Quality Level 03
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	2,108	100	1995	2,108	368,128
FGR	600	55	1995	330	57,630
FOP	78	30	1995	23	4,017
FOP	120	30	1995	36	6,287
FOP	168	30	1995	50	8,732
FUS	1,225	100	1995	1,225	213,926
UOP	24	20	1995	5	873
UOP	58	20	1995	12	2,096
UOP	132	20	1995	26	4,541

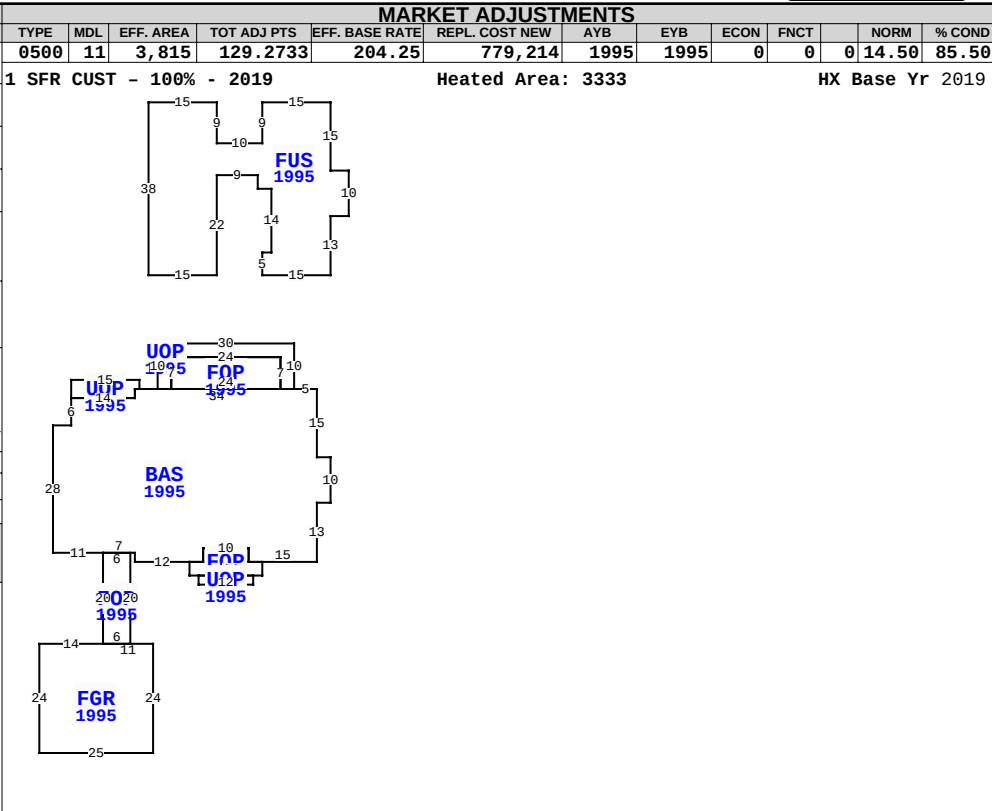
TOTALS	4,513			3,815	666,228
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EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	76	1,520	
2	0861	POOL GUNIT	0	100	0	0	566.00	SF	85.00	85.00	100	1995	1995	3	20	9,622	
3	0845	KOOL DECK	0	100	0	0	993.00	SF	7.25	7.25	100	1995	1995	3	68	4,895	
4	0855	CONC PAVER	0	100	0	0	1,785.00	SF	7.00	7.00	100	2014	2014	3	94	11,745	
5	0810	CONCRETE A	0	100	0	0	92.00	SF	6.50	6.50	100	1995	1995	3	68	407	
6	0825	BRICK	0	100	0	0	44.00	SF	12.50	12.50	100	1995	1995	3	90	495	
7	0810	CONCRETE A	0	100	0	0	300.00	SF	6.50	6.50	100	1995	1995	3	68	1,326	
8	1126	CB/STC 8"	0	100	0	0	78.00	SF	8.00	8.00	100	1995	1995	3	68	424	
9	0445	BOX FNC 5'	0	100	0	0	16.00	LF	8.10	8.10	100	1995	1995	3	20	26	
10	0810	CONCRETE A	0	100	13	9	117.00	SF	6.50	6.50	100	1995	1995	3	68	517	

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	800,000.00	800,000.00	800,000							



71 LONG POINT DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 30,977

NASSAU COUNTY PROPERTY		PAGE 1 of 2	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		666,228	
TOTAL MARKET OB/XF VALUE		33,171	
TOTAL LAND VALUE - MARKET		800,000	
TOTAL MARKET VALUE		1,499,399	
SOH/AGL Deduction		671,332	
ASSESSED VALUE		828,067	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		777,345	
TOTAL JUST VALUE		1,499,399	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,469,808	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401142	SWIM POOL	15,000	07/01/1994
B9401122	NEW CONSTR	339,260	06/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2119/1069	5/08/2017	WD	Q	I	01
GRANTOR: FRYBURG MARC A					SALE PRICE
GRANTEE: JORDAN BRADFORD D &					730,000
2107/1484					259,000
GRANTOR: HOLLWEG ANNE C					
GRANTEE: FRYBURG MARC A					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W3 N15 W5 UOP=[YR=1995] N10 W30 S10 E3
FOP=[YR=1995] E24 N7 W24 S7 \$ N7 E24 S7 E3 \$ W34
UOP=[YR=1995] N2 W15 S4 E14 N2 E1 \$ W1 S2 W14 S6 W4 S28 E11
FOP=[YR=1995] S20 FGR=[YR=1995] W14 S24 E25 N24 W11 \$ E6 N20
W6 \$ E7 S2 E12 FOP=[YR=1995] S3 E2 UOP=[YR=1995] S2 E12 N2
W12 \$ E14 N3 W3 N3 W10 S3 W3 \$ E3 N3 E10 S3 E15 N13 E3 N10 \$
PTR= N40 FUS=[YR=1995] N13 E4 N10 W4 N15 W15 S9 W10 N9 W15
S38 E15 N22 E9 S3 E3 S14 W2 S5 E15 \$ S40 \$.

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										5							
ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND		VALUATION SUMMARY																			
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																												Tax Group: 5										Tax Dist:									
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