LOT 45
LONG POINT #1 PB 5/85-89

SATTERTHWAITE NORMAN MARCUS & VICKI LYNN
45 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0045-0000

BUILDING CHARACTERISTICS

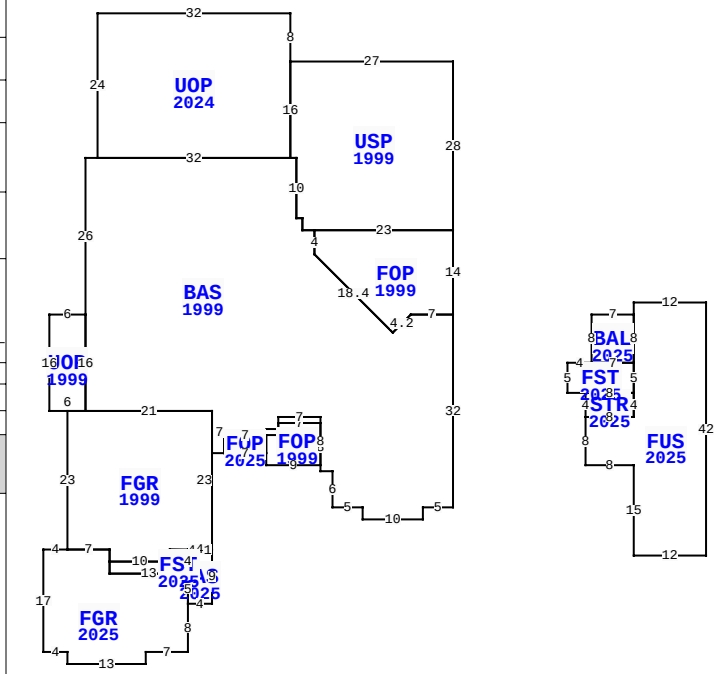
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
BAL	56	15	2025	8	1,568
BAS	2,395	100	1999	2,395	469,468
BAS	36	100	2025	36	7,057
FGR	572	55	1999	315	61,746
FGR	382	55	2025	210	41,165
FOP	53	30	1999	16	3,136
FOP	281	30	1999	84	16,466
FOP	21	30	2025	6	1,177
FST	32	55	2025	18	3,529
FST	55	55	2025	30	5,881
TOTALS	6,089			4,085	800,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,085	140.9830	222.75	909,934	1999	1999	0	0	0	12.00	88.00

1 SFR CUST - 100% - 2021 Heated Area: 2999 HX Base Yr 2021



** This building has 15 Sub-Areas

45 LONG POINT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		800,742
TOTAL MARKET OB/XF VALUE		42,098
TOTAL LAND VALUE - MARKET		700,000
TOTAL MARKET VALUE		1,542,840
SOH/AGL Deduction		533,926
ASSESSED VALUE		1,008,914
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		958,192
TOTAL JUST VALUE		1,542,840
NCON VALUE		152,566
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,360,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23000-8904	1125T 658H 397G	138,847	07/12/2023
B9905731	SWIM POOL	15,500	01/01/1999
B9805406	NEW CONSTR	228,000	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2393/1867	9/17/2020	WD	Q	I	02	866,500
GRANTOR: LEDWIN NORMAN A & MAR						
GRANTEE: SATTERTHWAITE NORMA						
1933/0241	8/20/2014	WD	Q	I	01	750,000
GRANTOR: BUSCH ROBERT G						
GRANTEE: LEDWIN NORMAN A & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=-27,16] W32 W2 S26 S16 E21 S7 E2 N3 E7 E2 N2 E7 S8 E2 S6 E5 S2 E10 N2 E5 N32 W7 D3L3 U13L13 N4 W2 N2 W1 N10 W1 $
UOP=[YR=2024;ORIG=-59,16] E32 N16 N8 W32 S24 $
USP=[YR=1999;ORIG=0,0] W27 S16 E1 S10 E1 S2 E2 E23 N28 $
FGR=[YR=1999;ORIG=-61,58] W3 S23 E7 S2 E10 N2 D0.1R2.11 U0.1R4.1 N23 W21 $
FOP=[YR=1999;ORIG=-23,28] S4 D13R13 U3R3 E7 N14 W23 $
UOP=[YR=1999;ORIG=-61,42] W6 S16 E6 N16 $
FOP=[YR=1999;ORIG=-31,62] D3L0 D2R0 E9 N8 W7 S2 W2 $
BAS=[YR=2025;ORIG=-40,81] W4 S4 S5 E4 N9 $
FST=[YR=2025;ORIG=-44,81] W3 S2 W10 S2 E13 N4 $

EXTRA FEATURES

LN	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
4	0861	POOL GUNIT	0	100	0	0	245.00	SF	85.00	85.00	100	1999	1999	3	21	4,373	
5	0845	KOOL DECK	0	100	0	0	394.00	SF	7.25	7.25	100	1999	1999	3	75	2,142	
6	0855	CONC PAVER	0	100	0	0	2,544.00	SF	10.00	10.00	100	2025	2024		100	25,440	
7	0855	CONC PAVER	0	100	0	0	354.00	SF	10.00	10.00	100	2025	2024		100	3,540	
8	0855	CONC PAVER	0	100	0	0	207.00	SF	10.00	10.00	100	2025	2024		100	2,070	
9	0462	ST/AL FNC	0	100	0	0	288.00	SF	10.00	10.00	100	2025	2024		100	2,880	
10	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600	
11	1122	CB 6"	0	100	0	0	180.00	SF	5.85	5.85	100	2025	2024		100	1,053	

LAND DESCRIPTION

TOTAL OB/XF 42,098

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	700,000.00	700,000.00	700,000							

REVIEW DATE 05/08/2024 BY DJ Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 07/30/2025 BY SYS