

LOT 53
IN OR 1976/1865
LONG POINT #1 PB 5/85-89

HERLIHY THOMAS M SR & LYNN F
9 JUNIPER CT
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0053-0000



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	VALUATION SUMMARY																
Exterior Wall		17	CB STUCCO 60							0500	11	5,213	145.3386	229.63	1,197,061	2002	2002	0	0	0	11.00	89.00	VALUATION BY		STANDARD														
Exterior Wall		16	WD FR STUC 40							1 SFR CUST - 100% - 2016										Heated Area: 4183										Tax Group: 5		Tax Dist:							
Roof Structur		08	IRREGULAR 100																											BUILDING MARKET VALUE		1,065,384							
Roof Cover		07	CONC TILE 100																											TOTAL MARKET OB/XF VALUE		51,349							
Interior Wall		05	DRYWALL 100																											TOTAL LAND VALUE - MARKET		800,000							
Interior Floo		12	HARDWOOD 50																											TOTAL MARKET VALUE		1,916,733							
Interior Floo		14	CARPET 50																											SOH/AGL Deduction		797,520							
Air Condition		03	CENTRAL 100																											ASSESSED VALUE		1,119,213							
Heating Type		04	AIR DUCTED 100																											TOTAL EXEMPTION VALUE		HX HB		50,722					
Bedrooms			3 100																											BASE TAXABLE VALUE		1,068,491							
Bathrooms			4.5 100																											TOTAL JUST VALUE		1,916,733							
Frame		02	WOOD FRAME 100																											NCON VALUE		0							
Stories		2.	2. 100																											INCOME VALUE									
Units			0 100																											PREVIOUS YEAR MKT VALUE		1,869,831							
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																																		
BAS	2,738	100	2002	2,738	559,567																																		
FGR	759	55	2002	417	85,223																																		
FOP	76	30	2002	23	4,700																																		
FOP	204	30	2002	61	12,466																																		
FOP	289	30	2002	87	17,780																																		
FSP	456	40	2002	182	37,196																																		
FUS	419	100	2002	419	85,631																																		
FUS	1,026	100	2002	1,026	209,684																																		
UOP	12	20	2002	2	409																																		
UOP	12	20	2002	2	409																																		
TOTALS	7,276			5,213	1,065,384																																		
EXTRA FEATURES						9 JUNIPER CT, FERNANDINA BEACH										BLD DATE						LGL DATE		04/08/2024				MLU											
								XF DATE						LAND DATE																									
								INC DATE						AG DATE																									
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	2002	2002	3	85	1,700																							
2	1126	CB/STC 8"	0	100	0	0	238.00	SF	8.00	8.00	100	2002	2002	3	80	1,523																							
3	0861	POOL GUNIT	0	100	0	0	269.00	SF	85.00	85.00	100	2002	2002	3	27	6,174																							
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	200																							
5	0912	SCRN RM G	0	100	0	0	960.00	SF	20.00	20.00	100	2024	2023		97	18,624																							
6	0855	CONC PAVER	0	100	0	0	2,360.00	SF	10.00	10.00	100	2024	2020		98	23,128																							
LAND DESCRIPTION						TOTAL OB/XF														51,349																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	T	DPHT 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																				