

LOT 77
IN OR 1676/1308
LONG POINT #1 PB 5/85-89

LEATHERY DONALD L TRUSTEE
35 SALT MARSH DRIVE
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0077-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100

Quality	06	Quality Level 06
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	2,759	100	1993	2,759	913,889
BAS	221	100	2005	221	73,204
BAS	551	100	2005	551	182,513
BAS	104	100	2009	104	34,449
BAS	132	100	2009	132	43,723
FGR	816	55	1993	449	148,726
FOP	144	30	2005	43	14,243
FUS	1,776	100	1993	1,776	588,281
UOP	70	20	1993	14	4,637
UOP	523	20	1993	105	34,780
TOTALS	7,096			6,154	2,038,446

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0300	BOAT DCK W	0	100	227	4	908.00	SF	10.00
2	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
6	0845	KOOL DECK	0	100	0	0	908.00	SF	7.25
7	0825	BRICK	0	100	0	0	109.00	SF	12.50
8	1126	CB/STC 8"	0	100	0	0	174.00	SF	8.00
9	1242	WD DECK A	0	100	33	6	198.00	SF	10.00
10	1242	WD DECK A	0	100	26	4	104.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	12	6,154	231.6500	366.01	2,252,426	1990	2005	0	0
1 SFR CUST - 100% - 2001									
Heated Area: 5543									
HX Base Yr 2001									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
04/08/2024 MLU									

TOTAL OB/XF									
18,747									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 3									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					2,038,446				
TOTAL MARKET OB/XF VALUE					114,683				
TOTAL LAND VALUE - MARKET					1,400,000				
TOTAL MARKET VALUE					3,553,129				
SOH/AGL Deduction					2,115,909				
ASSESSED VALUE					1,437,220				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					1,386,498				
TOTAL JUST VALUE					3,553,129				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					3,463,388				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25097	REPAIR/RRF	16,478	09/01/2011
G01610	GAS	395	03/01/2011
R11948	REPAIR/RRF	2,388	06/01/2009
B22235	ADDITION	28,000	01/01/2009
R0507715	REPAIR/RRF	70,000	06/01/2005
5585	NEW CONSTR	426,548	03/20/1989

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1676/1308		3/31/2010	WD	U	I	30	441,900		
GRANTOR: LEATHERY DONALD L & A									
GRANTEE: LEATHERY DONALD L T									
0938/0221		6/26/2000	WD	U	I		1,550,000		
GRANTOR: BISSELL HOWARD C & SA									
GRANTEE: LEATHERY DONALD L &									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] W13 BAS=[YR=1993] N7 BAS=[YR=2005] N15 U4 L3 U4 L6 W6 L6 D4 L3 D4 S4 W6 S4 W1 S5 E1 S4 E7 N2 E5 N2 E13 S2 E5\$ W5 N2 W13 S2 W5 S2 W7 N4 W1 N5 E1 N17 W22 S9 UOP=[YR=1993] W7 S12 W11 S5 W25 S7 E1 S5 FGR=[YR=1993] W14 S34 E24 N34 W10\$ E10 S4 E8 N10E19 N10 E5 N13\$ S13 W5 S10 W19S10 W8 S12 E8 S2 E36 N1 FOP=[YR=2005] E18 N8 W18 S8\$ N8 E18 S9 BAS=[YR=2009] S6 E22 N6 W22\$ E22 BAS=[YR=2009] E13 N8 W13 S8\$ N25\$ S17 E13 N17\$ PTR= E15 FUS=[YR=1993] E24 S4 E8 N10 E15 UOP=[YR=1993] N7 E10 S7 W10 \$ E21 S24 W36 N2 W8 S18 W24 N34 \$ W15 \$.									

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