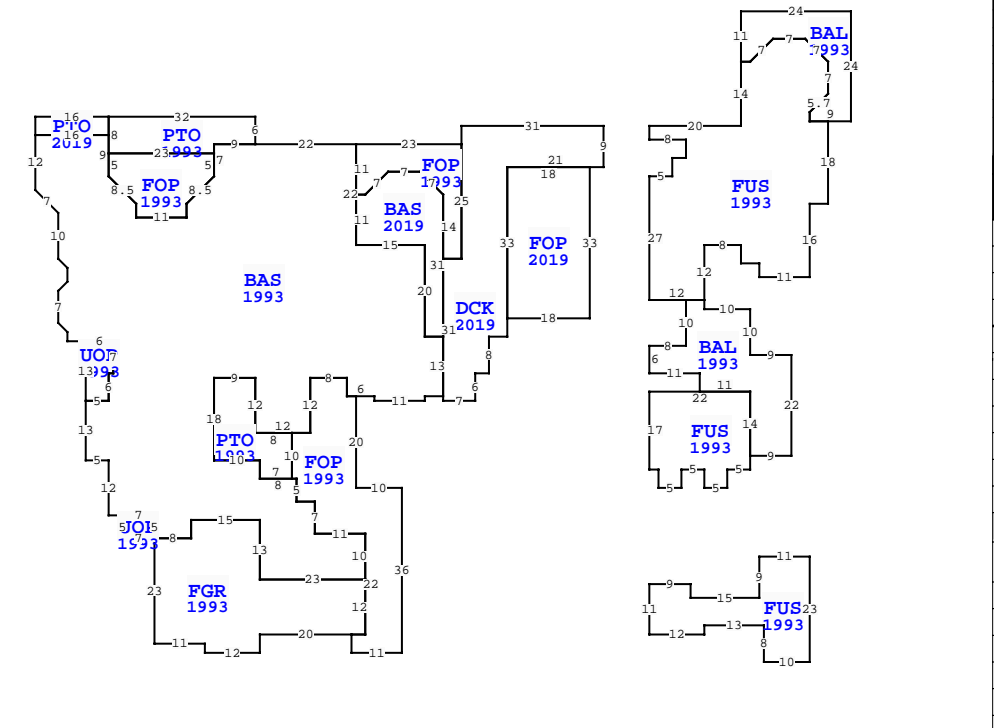




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 80
Interior Floo	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	7 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	22	8,949	375.2941	592.96	5,306,399	1990	1990	0	0	17.00	83.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE			4,404,311
TOTAL MARKET OB/XF VALUE			164,230
TOTAL LAND VALUE - MARKET			2,450,000
TOTAL MARKET VALUE			7,018,541
SOH/AGL Deduction			4,100,695
ASSESSED VALUE			2,917,846
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			2,867,124
TOTAL JUST VALUE			7,018,541
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			5,235,621



Quality	02 Quality Level 02				
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	285	15	1993	43	21,163
BAL	494	15	1993	74	36,420
BAS	4,997	100	1993	4,997	459,307
BAS	349	100	2019	349	171,763
DCK	839	10	2019	84	41,341
FGR	889	55	1993	489	240,664
FOP	249	30	1993	75	36,912
FOP	250	30	1993	75	36,912
FOP	700	30	1993	210	103,353
FOP	594	30	2019	178	87,604
TOTALS	12,620			8,949	4,404,311

\*\* This building has 18 Sub-Areas  
109 LONG POINT DR, FERNANDINA BEACH

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001128	REPAIR/RRF	465,000	03/01/2017
B23554	REPAIR/RRF	3,400	05/01/2010
M004574	H/AC	3,500	08/01/2000
B006806	REMODEL	125,000	02/01/2000
B9502323	REPAIR/RRF	35,000	10/01/1995
B9502040	XFOB	20,000	06/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1969/0630	3/12/2015	WD	U	I	37	1,550,000

GRANTOR: BRANDON EDWARD M & PH  
GRANTEE: DE LA GUARDIA MARIO  
1813/0198 7/23/2012 QC U I 30 100  
GRANTOR: MARZULLO BETTY  
GRANTEE: BRANDON EDWARD M &

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	1990	1990	3	66	1,320
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT 2,000.00	2,000.00	100	1990	1990	3	66	1,320
3	0855	CONC PAVER	0	100	0	0	2,988.00	SF 10.00	10.00	100	2019	2019	3	97	28,984
4	0820	WOOD WALK	0	100	0	0	200.00	SF 11.75	11.75	100	2019	2019	3	66	1,551
5	0857	SANDSTONE/	0	100	0	0	444.00	SF 16.00	16.00	100	2019	2019	3	99	7,033
6	0871	POOL HTR R	0	100	0	0	1.00	UT 2,000.00	2,000.00	100	2019	2019	3	82	1,640
7	0861	POOL GUNIT	0	100	0	0	425.00	SF 85.00	85.00	100	2019	2019	3	87	31,429
8	1126	CB/STC 8"	0	100	0	0	859.00	SF 8.00	8.00	100	1990	1990	3	57	3,917
9	0300	BOAT DCK W	0	100	0	0	2,316.00	SF 40.00	40.00	100	2002	2002	3	29	26,866
10	0302	FLT DOCK C	0	100	20	10	200.00	SF 50.00	50.00	100	2002	2002	3	20	2,000

LAND DESCRIPTION		TOTAL OB/XF												106,060										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000132	C	RES RIVER	100		PUD	0.00	0.00	2.50	LT		1.00	1.00	0.70	1,400,000.00	980,000.00	2,450,000							

