



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		16	WD FR STUC 100		0500	11	4,505	145.6333	241.75	1,089,084	1996	2010	0	0	0	7.50	92.50	VALUATION BY		STANDARD									
Roof Structur		08	IRREGULAR 100		1 SFR CUST 100% - 2015													Tax Group: 5		Tax Dist:									
Roof Cover		03	COMP SHNGL 100		Heated Area: 4004													BUILDING MARKET VALUE		1,007,403									
Interior Wall		05	DRYWALL 100		HX Base Yr 2015													TOTAL MARKET OB/XF VALUE		3,766									
Interior Floo		11	CLAY TILE 70															TOTAL LAND VALUE - MARKET		800,000									
Interior Floo		14	CARPET 30															TOTAL MARKET VALUE		1,811,169									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		773,258									
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE		1,037,911									
Bedrooms			4 100															TOTAL EXEMPTION VALUE		HX HB		51,411							
Bathrooms			4.5 100															BASE TAXABLE VALUE		986,500									
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE		1,811,169									
Stories		2.	2. 100															NCON VALUE		0									
Units			0 100															INCOME VALUE											
																		PREVIOUS YEAR MKT VALUE		1,726,039									
Quality		06	Quality Level 06															PERMIT NUM		DESCRIPTION		AMT		ISSUED					
DOR CODE		0100	SINGLE FAMILY															B9602790		NEW CONSTR		165,000		04/01/1996					
MAP NUM			MKT AREA		10																								
NEIGHBORHOOD/LOC		10007.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														SALES DATA										
BAS	2,737	100	1996	2,737	612,045														OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE				
BAS	35	100	2011	35	7,826														2792/715	5/30/2025	WD U	I	I	11	100				
FGR	596	55	1996	328	73,347														GRANTOR: BARRIE DAVID S & ROBY										
FOP	21	30	1996	6	1,342														GRANTEE: BARRIE COMMUNITY PR										
FOP	100	30	1996	30	6,709														1915/1197	5/02/2014	WD Q	I	I	02	1,200,000				
FST	96	55	1996	53	11,852														GRANTOR: PILCHER GEORGE S & DO										
FUS	475	100	1996	475	106,219														GRANTEE: BARRIE DAVID S & RO										
FUS	679	100	1996	679	151,837																								
PTO	32	5	1996	2	448																								
PTO	316	5	1996	16	3,578																								
TOTALS	5,514			4,505	1,007,403	** This building has 16 Sub-Areas													BLD DATE		LGL DATE		04/23/2026		MLU				
EXTRA FEATURES						28 LONG POINT DR, FERNANDINA BEACH													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	1996	1996	3	76	1,520														
3	1075	TRELLIS G	0 100	18	12	216.00	SF	35.00	35.00	100	1996	1996	3	20	1,512														
5	1126	CB/STC 8"	0 100	0	0	135.00	SF	8.00	8.00	100	1996	1996	3	68	734														