LOT 9
LONG POINT #1 PB 5/85-89

BARRETT CHRISTOPHER & SARAH
34 LONG POINT DR
FERNANDINA BEACH, FL 32034

2026

03-6N-29-00LP-0009-0000

BUILDING CHARACTERISTICS

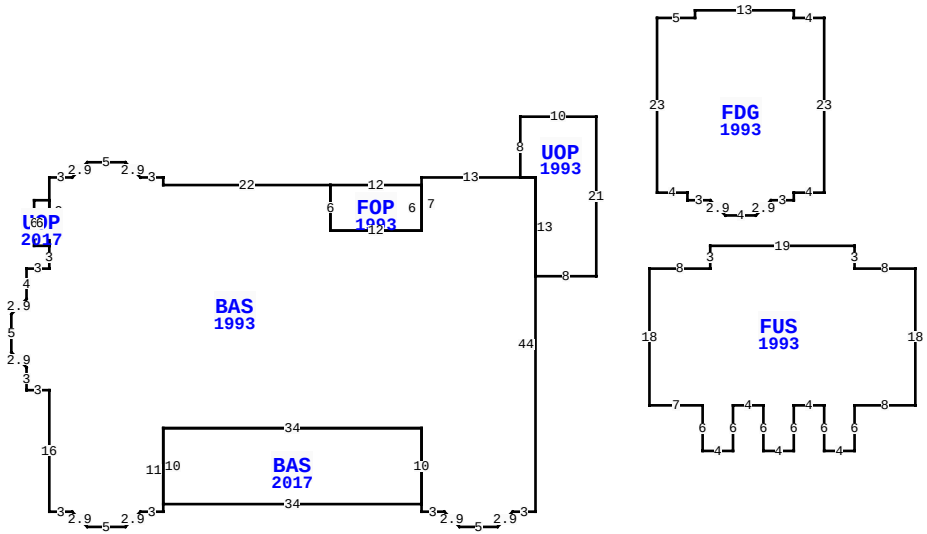
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	18	SLATE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,440	100	1993	2,440	682,959
BAS	340	100	2017	340	95,167
FDG	545	60	1993	327	91,527
FOP	72	30	1993	22	6,158
FUS	759	100	1993	759	212,445
UOP	184	20	1993	37	10,356
UOP	12	20	2017	2	560
TOTALS	4,352			3,927	1,099,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,927	176.5620	293.09	1,150,964	1989	2015	0	0	0	4.50	95.50

1 SFR CUST 0% - 2026 Heated Area: 3539 HX Base Yr



BLD DATE	02/14/2008 0	LGL DATE	
XF DATE		LAND DATE	04/23/2026 MLU
INC DATE		AG DATE	

34 LONG POINT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,099,171
TOTAL MARKET OB/XF VALUE	56,854
TOTAL LAND VALUE - MARKET	800,000
TOTAL MARKET VALUE	1,956,025
SOH/AGL Deduction	0
ASSESSED VALUE	1,956,025
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,956,025
TOTAL JUST VALUE	1,956,025
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,860,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003484	PERGOLA	4,588	04/23/2020
20003177	SWIM POOL	37,570	04/13/2020
5470	NEW CONSTR	126,545	01/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/689	8/15/2023	WD	Q	I	01	2,200,000
GRANTOR: DAIGLE RICHARD J LVG						
GRANTEE: BARRETT CHRISTOPHER						
2244/1501	12/05/2018	SW	U	I	11	100
GRANTOR: DAIGLE RICHARD J						
GRANTEE: DAIGLE RICHARD J LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,62] W3 D2L2 W5 U2L2 W3 N1 N10 W34 S11 W3 D2L2 W5 U2L2 W3 N16 W3 N3 U2L2 N5 U2R2 N4 E3 N3 N9 E3 U2R2 E5 D2R2 E3 S1 E22 S6 E12 N7 E13 E2 S44 $
FUS=[YR=1993;ORIG=50,30] S18 W8 S6 W4 N6 W4 S6 W4 N6 W4 S6 W4 N6 W7 N18 E8 N3 E19 S3 E8 $
FDG=[YR=1993;ORIG=38,-3] W4 N1 W13 S1 W5 S23 E4 S1 E3 D2R2 E4 U2R2 E3 N1 E4 N23 $
BAS=[YR=2017;ORIG=-15,61] W34 N10 E34 S10 $
UOP=[YR=1993;ORIG=-2,18] N8 E10 S21 W8 N13 W2 $
FOP=[YR=1993;ORIG=-27,19] E12 S6 W12 N6 $
UOP=[YR=2017;ORIG=-64,27] W2 N6 E2 S6 $
.

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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	
4	1126	CB/STC 8"	0	0	0	0	65.00	SF	8.00	8.00	100	1989	1989	3	52	270	
5	1076	TRELLIS A	0	0	0	0	96.00	SF	7.50	7.50	100	1998	1998	3	85	612	
6	1126	CB/STC 8"	0	0	0	0	180.00	SF	8.00	8.00	100	1999	1999	3	73	1,051	
7	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	
9	1075	TRELLIS G	0	0	0	0	300.00	SF	21.00	21.00	100	2020	2020	3	87	5,481	

LAND DESCRIPTION

TOTAL OB/XF 56,854

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	000140	C	RES GOLF	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	800,000.00	800,000.00	800,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/09/2026 BY SYS