



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,655	100	1994	3,655	714,426
FGR	972	55	1994	535	104,574
FOP	273	30	1994	82	16,028
FOP	411	30	1994	123	24,042
FST	48	55	1994	26	5,082
FST	90	55	1994	50	9,773
FUS	906	100	1994	906	177,092
UOP	48	20	1994	10	1,954
UOP	142	20	1994	28	5,473
UOP	705	20	1994	141	27,561

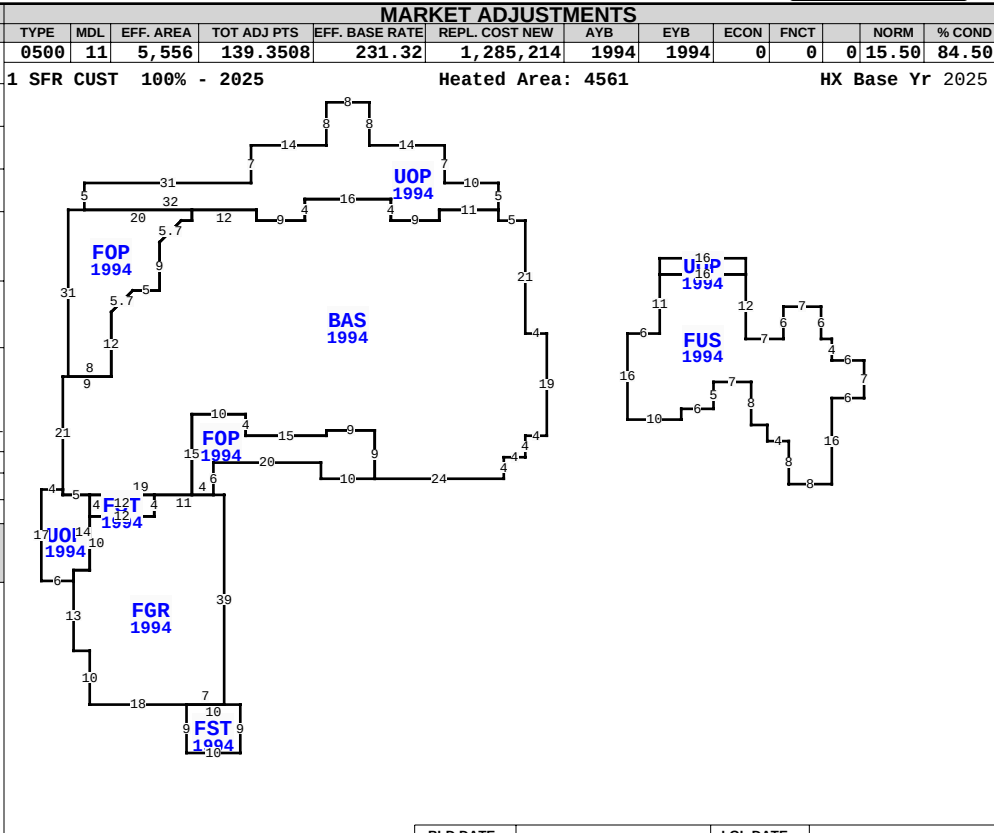
TOTALS	7,250			5,556	1,086,006
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	72	1,440	
3	1242	WD DECK A	0	100	0	0	36.00	SF	10.00	10.00	100	1994	1994	3	20	72	
6	1126	CB/STC 8"	0	100	0	0	48.00	SF	8.00	8.00	100	1994	1994	3	64	246	

LAND DESCRIPTION			TOTAL OB/XF 1,758														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000140	C	RES GOLF	100		PUD	0.00	0.00	2.00	LT		1.00	1.00	0.70	800,000.00	560,000.00	1,120,000
2	000140	C	RES GOLF	100		PUD	0.00	0.00	0.50	LT		1.00	1.00	1.00	800,000.00	800,000.00	400,000

REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.00	Total Land Value: 1,520,000	Market: 0	Agricultural: 0	Common: 1,520,000	PRINTED 07/09/2026 BY SYS
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52 LONG POINT DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/23/2026	MLU
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TOTAL OB/XF 1,758									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		PUD	0.00	0.00	2.00
2	000140	C	RES GOLF	100		PUD	0.00	0.00	0.50

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE			1,086,006
TOTAL MARKET OB/XF VALUE			1,758
TOTAL LAND VALUE - MARKET			1,520,000
TOTAL MARKET VALUE			2,607,764
SOH/AGL Deduction			25,102
ASSESSED VALUE			2,582,662
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			2,531,251
TOTAL JUST VALUE			2,607,764
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,514,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9300349	XFOB	5,000	07/01/1993
B938729	NEW CONSTR	192,753	03/05/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2388/0673	8/31/2020	WD	U	V	37
GRANTOR: CORREA JUAN J					
GRANTEE: MOSIER CURTIS L & S					
2354/0207	4/14/2020	WD	Q	I	01
GRANTOR: LEVERING EUGENE H III					
GRANTEE: MOSIER CURTIS L & S					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1994]	W4	N21	W5	N2	UOP=[YR=1994]
N5	W10	N7	W14	N8	W8
S8	W14	S7	W31	S5	FOP=[YR=1994]
W3	S31	E8	N12	U4	R4
E5	N9	R4	U4	E2	N2
W20	\$	E32	S2	E9	N4
E16	S4	E9	N2	E11	\$
W11	S2	W9	N4	W16	S4
W9	N2	W12	S2	W2	D4
L4	S9	W5	D4	L4	S12
W9	S21	UOP=[YR=1994]	W4	S17	E6
FGR=[YR=1994]	S13	E3	S10	E18	FST=[YR=1994]
S9	E10	N9	W10	\$	E7
N39	W2	FOP=[YR=1994]	N6	E20	S3
E10	N9	W9	S1	W15	N4
W10S15	E4	\$	W11	S4	W12
S10	W3	S2	\$	N2E3N14W5N1S1	E5
FST=[YR=1994]	S4E12	N4	W12	\$	E19
N15	E10	S4	E15	N1	E9
S9	E24	N4	E4	N4	E4
N19	\$	PTR=	E15	FUS=[YR=1994]	E6
N11	UOP=[YR=1994]	N3	E16	S3	W16
\$	E16	S12	E7	N6	E7
S6	E2	S4	E6	S7	W6S16
W8	N8	W4	N3	W3	N8
W7	S5	W6S2	W10	N16	\$
W15	\$				