



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	05	Quality Level 05
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	3,688	100	2005	3,688	833,285
FGR	696	55	2005	383	86,537
FOP	81	30	2005	24	5,423
FOP	436	30	2005	131	29,599
FSP	240	40	2005	96	21,691
FST	80	55	2005	44	9,941
FUS	448	100	2005	448	101,223
UOP	35	20	2005	7	1,581
UOP	112	20	2005	22	4,971

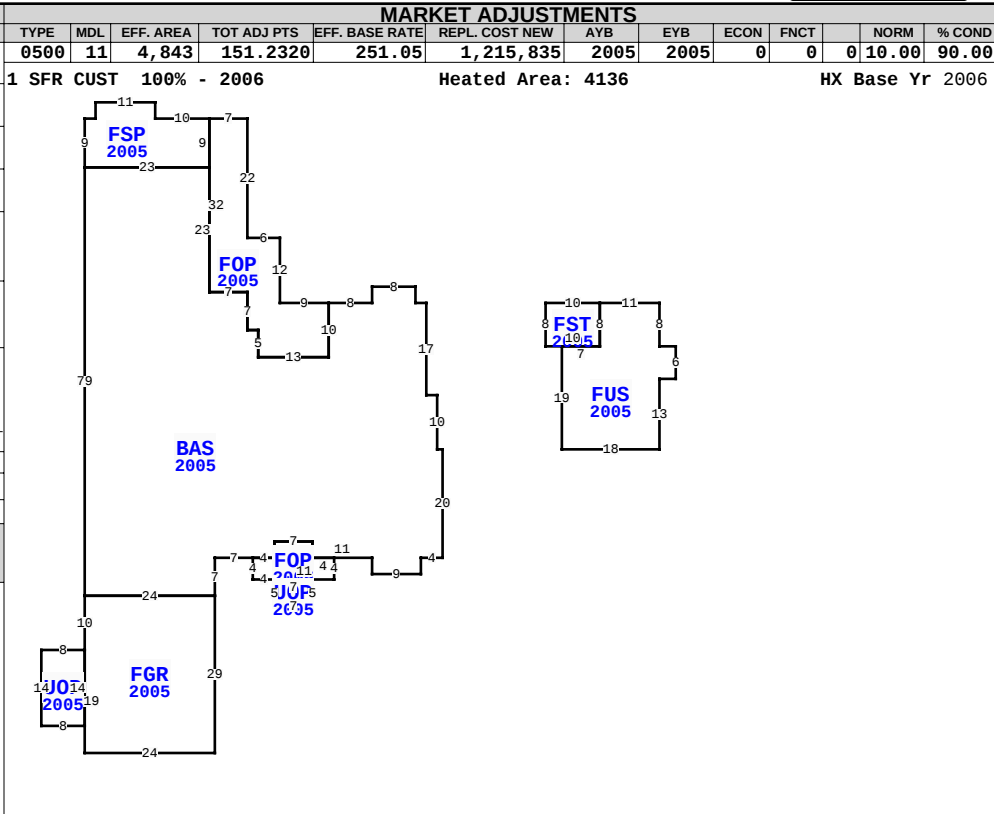
TOTALS	5,816			4,843	833,285
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EXTRA FEATURES

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	
3	0911	SCRN RM A	0	100	0	0	791.00	SF	27.00	27.00	100	2005	2005	3	21	4,485	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2005	2005	3	21	1,050	
5	0504	FP-ELECTRI	0	100	0	0	3.00	UT	2,000.00	2,000.00	100	2005	2005	3	87	5,220	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	800,000.00	800,000.00	800,000							



74 LONG POINT DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/23/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

74 LONG POINT DR, FERNANDINA BEACH											APURATE		CAND DATE		5/27/2025		REB	
											INC DATE							
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES								
1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500									
791.00	SF	27.00	27.00	100	2005	2005	3	21	4,485									
1.00	UT	5,000.00	5,000.00	100	2005	2005	3	21	1,050									
3.00	UT	2,000.00	2,000.00	100	2005	2005	3	87	5,220									

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE		1,094,252
TOTAL MARKET OB/XF VALUE		53,255
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,947,507
SOH/AGL Deduction		804,574
ASSESSED VALUE		1,142,933
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,091,522
TOTAL JUST VALUE		1,947,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,864,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16523	SCRN RM	6,828	03/01/2005
M09515	MECH OTHER	0	03/01/2005
B0413473	FOUNDATION	10,000	08/01/2004
B0413532	NEW CONSTR	395,000	08/01/2004

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2522/0660	11/30/2021	TD U I	11
GRANTOR: DONALDSON THOMAS P	RE		
GRANTEE: DONALDSON THOMAS P			
1082/0471	9/23/2002	WD Q V	475,000
GRANTOR: GALE SUZANNE G			
GRANTEE: DONALDSON THOMAS P			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2005;ORIG=-70,-25] S79 E24 N7 E7 E4 N3 E7 S3 E11 S3 E9 N3 E4 N20 W1 N10 W2 N17 W2 N3 W8 S3 W8 S10 W13 N5 W2 N7 W7 N23 W23 \$			
FGR=[YR=2005;ORIG=-70,54] S10 S19 E24 N29 W24 \$			
FUS=[YR=2005;ORIG=25,0] E11 S8 E3 S6 W3 S13 W18 N19 E7 N8 \$			
FOP=[YR=2005;ORIG=-40,-34] W7 S32 E7 S7 E2 S5 E13 N10 W9 N12 W6 N22 \$			
FSP=[YR=2005;ORIG=-47,-34] W10 N3 W11 S3 W2 S9 E23 N9 \$			
UOP=[YR=2005;ORIG=-70,64] W8 S14 E8 N14 \$			
FOP=[YR=2005;ORIG=-39,47] S4 E4 E11 N4 W4 N3 W7 S3 W4 \$			
FST=[YR=2005;ORIG=15,0] E10 S8 W10 N8 \$			
UOP=[YR=2005;ORIG=-35,51] S5 E7 N5 W7 \$			