LOT 48
IN OR 2241/670
LONG POINT #1 PB 5/85-89

SUSAN L BURNS TRUST/BURNS SUSAN L TRUSTEE
12 SOUND POINT PL
FERNANDINA BEACH, FL 32034

**2026**

**03-6N-29-00LP-0048-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 07 | CONC TILE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 5.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

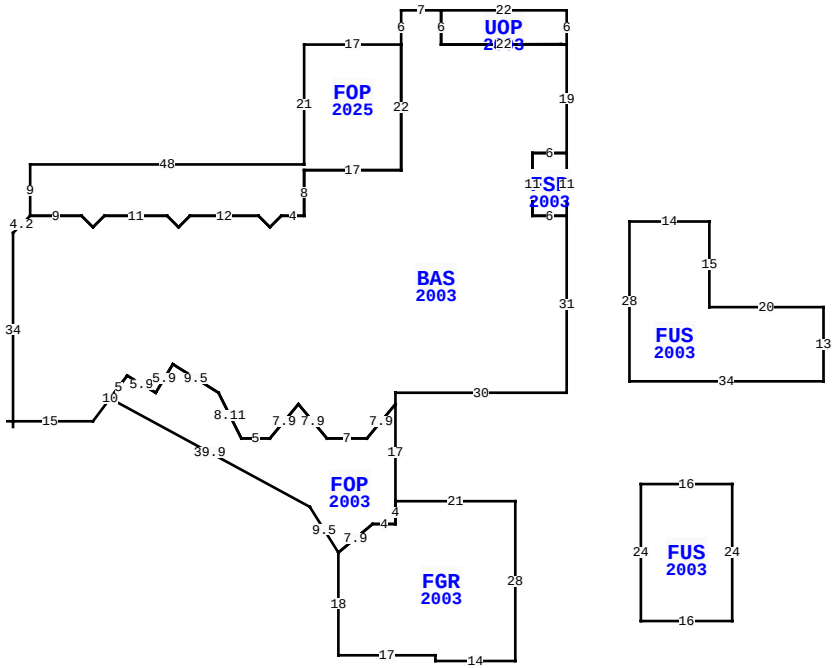
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10007.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 4,231 | 100 | 2003 | 4,231 | 887,236 |
| FGR | 796 | 55 | 2003 | 438 | 91,848 |
| FOP | 584 | 30 | 2003 | 175 | 36,698 |
| FOP | 818 | 30 | 2025 | 245 | 51,376 |
| FSP | 66 | 40 | 2003 | 26 | 5,452 |
| FUS | 384 | 100 | 2003 | 384 | 80,524 |
| FUS | 652 | 100 | 2003 | 652 | 136,723 |
| UOP | 132 | 20 | 2003 | 26 | 5,452 |
| TOTALS | 7,663 | | | 6,177 | 1,295,310 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 6,177 | 144.5387 | 239.93 | 1,482,048 | 2003 | 2003 | 0 | 0 | 0 | 12.60 | 87.40 |

1 SFR CUST 0% - 2026 Heated Area: 5267 HX Base Yr




2 JUNIPER CT, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 5 | Tax Dist: |
| BUILDING MARKET VALUE | 1,295,310 |
| TOTAL MARKET OB/XF VALUE | 63,485 |
| TOTAL LAND VALUE - MARKET | 600,000 |
| TOTAL MARKET VALUE | 1,958,795 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,958,795 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,958,795 |
| TOTAL JUST VALUE | 1,958,795 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,975,133 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0311575 | XFOB | 23,280 | 08/01/2003 |
| B0210006 | NEW CONSTR | 600,000 | 07/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2241/0670 | 11/30/2018 | WD | Q | I | 02 | 1,610,000 |
| GRANTOR: GARDNER BRUCE & CHERY | | | | | | |
| GRANTEE: SUSAN L BURNS TRUST | | | | | | |
| 0834/1651 | 5/21/1998 | WD | Q | V | | 84,900 |
| GRANTOR: LONG POINT DEVELOPMEN | | | | | | |
| GRANTEE: GARDNER BRUCE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=-50,10] N34 U3R3 E9 D2R2 U2R2 E11 D2R2 U2R2 E12 D2R2 U2R2 E4 N8 E17 N22 N6 E7 S6 U0.1R21 D0.1R1 S19 W6 S11 E6 S31 W30 S2 D6L5 W7 U6L5 D6L5 W5 U8L4 U5L8 D5L3 U3L5 D8L6 W15 $
FOP=[YR=2025;ORIG=18,-57] S22 W17 S8 W4 D2L2 U2L2 W12 D2L2 U2L2 W11 D2L2 U2L2 W9 N9 E48 N21 E17 $
FGR=[YR=2003;ORIG=17,23] E21 S28 W14 N1 W17 N18 U5R6 E4 N4 $
FUS=[YR=2003;ORIG=58,-26] E14 S15 E20 S13 W34 N28 $
FOP=[YR=2003;ORIG=-33,5] U4R3 D3R5 U5R3 D5R8 D8R4 E5 U6R5 D6R5 E7 U6R5 S17 S4 W4 D5L6 U8L5 U19L35 $
FUS=[YR=2003;ORIG=60,20] S24 E16 N24 W16 $
UOP=[YR=2003;ORIG=25,-63] S6 E22 N6 W22 $

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 2.00 | UT | 2,000.00 | 2,000.00 | 100 | 2003 | 2003 | 3 | 85 | 3,400 | |
| 3 | 0860 | POOL/SPA | 0 | 0 | 0 | 0 | 1.00 | UT | 60,000.00 | 60,000.00 | 100 | 2003 | 2003 | 05 | 85 | 51,000 | |
| 5 | 0912 | SCRN RM G | 0 | 0 | 0 | 0 | 2,163.00 | SF | 21.00 | 21.00 | 100 | 2003 | 2003 | | 20 | 9,085 | |

## LAND DESCRIPTION

TOTAL OB/XF 63,485

| 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 | 000100 | C | RES | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 600,000.00 | 600,000.00 | 600,000 | | | | | | | |

REVIEW DATE 10/16/2024 BY DJ Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/09/2026 BY SYS