LOT 91
IN OR 2775/1994
LONG POINT #1 PB 5/85-89

RIORDAN CHRISTINE M/MCCREARY OLIVER A
22 MARSH POINT RD
FERNANDINA BEACH, FL 32034

2026

03-6N-29-00LP-0091-0000

BUILDING CHARACTERISTICS

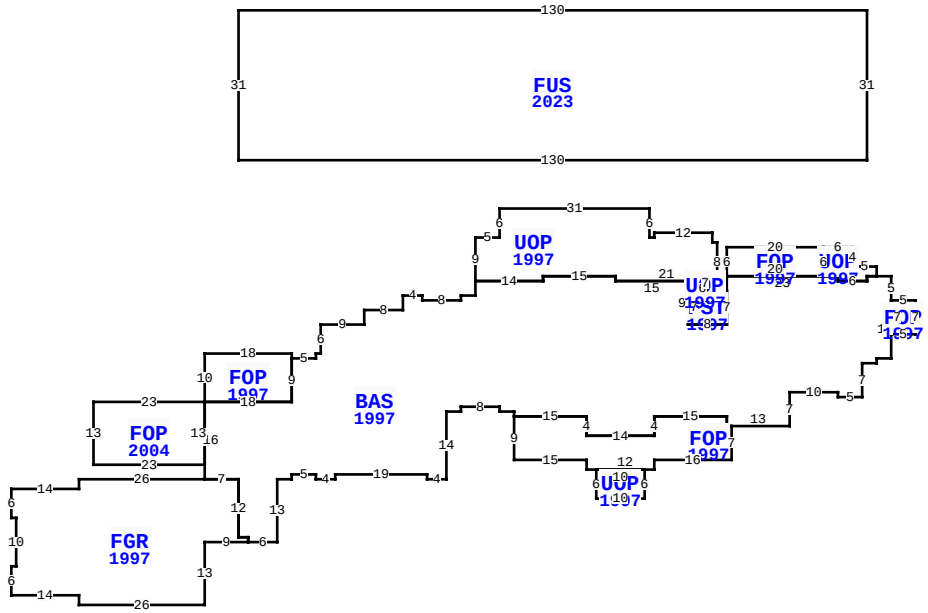
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	02	Quality Level 02
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	3,869	100	1997	3,869	963,631
FGR	1,067	55	1997	587	146,201
FOP	35	30	1997	10	2,491
FOP	120	30	1997	36	8,966
FOP	180	30	1997	54	13,450
FOP	375	30	1997	112	27,895
FOP	299	30	2004	90	22,416
FST	56	55	1997	31	7,721
FUS	4,030	100	2023	4,030	1,003,730
UOP	14	20	1997	3	747
TOTALS	10,789			8,970	2,234,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	8,970	174.4628	289.61	2,597,802	1997	1997	0	0	0	14.00	86.00

1 SFR CUST 0% - 2026 Heated Area: 7899 HX Base Yr



** This building has 13 Sub-Areas

22 MARSH POINT RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 5

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	2,417,608
TOTAL MARKET OB/XF VALUE	63,649
TOTAL LAND VALUE - MARKET	1,400,000
TOTAL MARKET VALUE	3,881,257
SOH/AGL Deduction	0
ASSESSED VALUE	3,881,257
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,881,257
TOTAL JUST VALUE	3,881,257
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,499,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310834	ADDITION	175,000	01/01/2003
B9603151	NEW CONSTR	48,000	07/01/1996
B9602864	SWIM POOL	41,615	04/01/1996
B9602580	NEW CONSTR	501,225	02/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2775/1994	3/20/2025	WD	Q	I	05	5,050,000
GRANTOR: TYNDALL FLORIDA TRUST						
GRANTEE: RIORDAN CHRISTINE M						
2625/1068	3/14/2023	SW	U	I	11	100
GRANTOR: TYNDALL DAVID R						
GRANTEE: TYNDALL FLORIDA TRU						

BUILDING NOTES

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	1997	1997	3	77	1,540	
4	1126	CB/STC 8"	0	0	0	0	233.00	SF	8.00	8.00	100	1997	1997	3	70	1,305	
6	1242	WD DECK A	0	0	19	5	95.00	SF	10.00	10.00	100	1997	1997	3	20	190	
7	0300	BOAT DCK W	0	0	0	0	1,045.00	SF	40.00	40.00	100	1997	1997	3	23	9,614	
9	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00	60,000.00	100	1997	1997	05	85	51,000	

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=-5,0] N5 W3 W2 S1 W6 N1 W23 S3 S7 W8 N9 W15 N1 W15 S1 W14 S3 W3 S1 W8 N1 W4 S3 W8 S3 W9 S6 W1 S1 W5 S9 W18 S16 E7 S12 E2 S1 E6 N13 E3 N1 E5 S1 E4 N1 E19 S1 E4 N14 E3 N1 E8 S1 E3 S1 E15 S4 E14 N4 E15 S2 E13 N7 E10 S1 E5 N7 E3 N1 E3 N12 $
FGR=[YR=1997;ORIG=-147,37] W26 S2 W14 S6 E1 S10 W1 S6 E14 S2 E26 N13 E9 N1 W2 N12 W7 $
UOP=[YR=1997;ORIG=-41,-4] N8 W1 N2 W12 S1 W1 N6 W31 S6 W5 S9 E14 N1 E15 S1 E21 $
FOP=[YR=1997;ORIG=-83,24] S9 E15 S2 E2 E12 N2 E16 N7 W1 N2 W15 S4 W14 N4 W15 $
FOP=[YR=2004;ORIG=-147,21] W23 S13 E23 N13 $

LAND DESCRIPTION

TOTAL OB/XF 63,649

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	000116	C	RES MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,400,000.00	1,400,000.00	1,400,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,400,000 Market: 0 Agricultural: 0 Common: 1,400,000 PRINTED 07/09/2026 BY SYS

LOT 91
IN OR 2775/1994
LONG POINT #1 PB 5/85-89

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NASSAU COUNTY PROPERTY

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Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

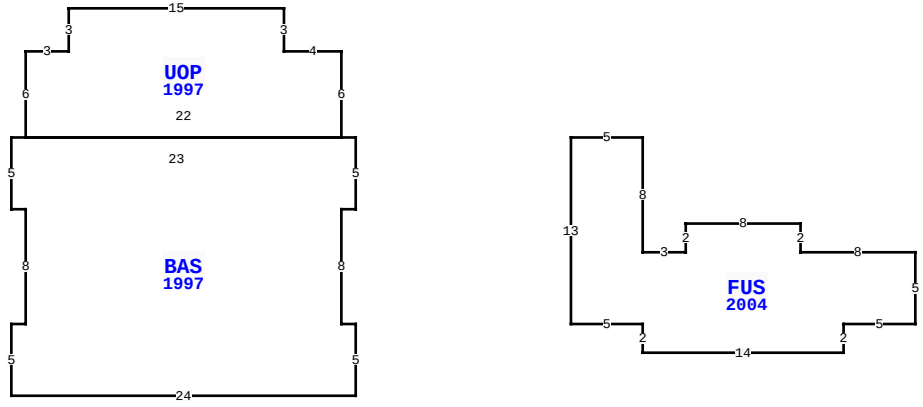
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	416	100	1997	416	116,542
FUS	204	100	2004	204	57,150
UOP	177	20	1997	35	9,805
TOTALS	797			655	183,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	655	193.9800	322.01	210,917	1997	1999	0	0	0	13.00	87.00

3 SFR CUST 0% - 2026 Heated Area: 620 HX Base Yr



22 MARSH POINT RD, FERNANDINA BEACH

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XF DATE		LAND DATE	04/08/2024 MLU
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GRANTOR: TYNDALL FLORIDA TRUST						
GRANTEE: RIORDAN CHRISTINE M						
2625/1068	3/14/2023	SW	U	I	11	100
GRANTOR: TYNDALL DAVID R						
GRANTEE: TYNDALL FLORIDA TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W1 UOP=[YR=1997] N6 W4 N3 W15 S3 W3 S6 E22 $
W23 S5 E1 S8 W1 S5 E24 N5 W1 N8 E1 N5 $ PTR= E15
FUS=[YR=2004] E5 S8 E3 N2 E8 S2 E8 S5 W5 S2 W14 N2 W5 N13$
W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,400,000 Market: 0 Agricultural: 0 Common: 1,400,000 PRINTED 07/09/2026 BY SYS