

LOT 1
IN OR 1923/169
IN OR 1653/157

BALDACCI DAVID F & MICHELLE A
2203 ARYNESS DRIVE
VIENNA, VA 22181

2023

03-6N-29-00LP-0001-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 5										
Exterior Wall	17	CB STUCCO 100	0500	12	7,365	192.0235	273.63	2,015,285	2001	2005	0	0	0	8.50	91.50	VALUATION BY STANDARD									
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 0% - 0													Heated Area: 5901 HX Base Yr									
Roof Cover	08	CLAY TILE 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 70																							
Interior Floo	11	CLAY TILE 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		6 100																							
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	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	4,209	100	4,209	1,053,814																					
FGR	813	55	447	111,916																					
FOP	1,862	30	559	139,957																					
FUS	1,692	100	1,692	423,629																					
UOP	2,291	20	458	114,671																					
TOTALS			10,867		7,365	1,843,986																			
EXTRA FEATURES			18 LONG POINT DR, FERNANDINA BEACH																						
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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	86	1,720									
2	0812	CONCRETE C	0	0	0	0	4,282.00	SF	4.00	4.00	100	2001	2001	3	82	14,045									
3	0861	POOL GUNIT	0	0	0	0	336.00	SF	85.00	85.00	100	2001	2001	3	29	8,282									
4	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200									
5	1126	CB/STC 8"	0	0	0	0	211.00	SF	8.00	8.00	100	2001	2001	3	82	1,384									
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	20	400									
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	SFR GOLF A	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000								
REVIEW DATE 05/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 08/02/2023 BY SYS																									