

LOT 6
IN OR 1915/1197
LONG POINT #1 PB 5/85-89

BARRIE DAVID S & ROBYN V
28 LONG POINT DR
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00LP-0006-0000



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	16	WD FR STUC 100	0500	11	4,505	145.6333	207.53	934,923	1996	2010	0	0	6.00	94.00	VALUATION SUMMARY													
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2015												Heated Area: 4004													
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2015													
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 70																										
Interior Floo	14	CARPET 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		4 100																										
Bathrooms		4.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	2.	2. 100																										
Units		0 100																										
Quality			06	Quality Level 06																								
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	2,737	100	2,737	533,929																								
BAS	35	100	35	6,828																								
FGR	596	55	328	63,986																								
FOP	21	30	6	1,170																								
FOP	100	30	30	5,852																								
FST	96	55	53	10,339																								
FUS	475	100	475	92,662																								
FUS	679	100	679	132,458																								
PTO	32	5	2	390																								
PTO	316	5	16	3,121																								
TOTALS			5,514		4,505	878,828																						
EXTRA FEATURES			28 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	100	0	0		1.00	UT 2,000.00	2,000.00	100	1996	1996	3	80	1,600												
3	0812	CONCRETE C	0	100	0	0		2,015.00	SF 4.00	4.00	100	1996	1996	3	73	5,884												
4	1075	TRELLIS G	0	100	18	12		216.00	SF 35.00	35.00	100	1996	1996	3	25	1,890												
5	0810	CONCRETE A	0	100	0	0		413.00	SF 6.50	6.50	100	1996	1996	3	73	1,960												
6	1126	CB/STC 8"	0	100	0	0		135.00	SF 8.00	8.00	100	1996	1996	3	73	788												
7	0810	CONCRETE A	0	100	0	0		96.00	SF 6.50	6.50	100	1996	1996	3	73	456												
8	0445	BOX FNC 5'	0	100	0	0		5.00	LF 8.10	8.10	100	1996	1996	3	20	8												
TOTAL OB/XF 12,586																												
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	650,000.00	650,000.00	650,000											
REVIEW DATE 02/21/2017 BY DJ Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 08/02/2023 BY SYS																												