

LOT 7
ESMT PT OR 1810/159
LONG POINT #1 PB 5/85-89

HENDRICKS SCOT R & JILL C L/E/
30 LONG POINT DR
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00LP-0007-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
Exterior Wall	10	ABOVE AVG 100	0500	11	4,208	130.6800	186.22	783,614	2000	2000	0	0	10.50	89.50															
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2020													Heated Area: 3663													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	12	HARDWOOD 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			04	Quality Level 04																									
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	2,409	100	2,409	401,501																									
FGR	713	55	392	65,333																									
FOP	44	30	13	2,167																									
FOP	217	30	65	10,833																									
FUS	348	100	348	58,000																									
FUS	906	100	906	151,000																									
UOP	32	20	6	1,000																									
UOP	40	20	8	1,334																									
UOP	67	20	13	2,167																									
UOP	98	20	20	3,333																									
TOTALS	5,014		4,208	701,335																									
EXTRA FEATURES			30 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	2000	2000	3	85	1,700														
2	0855	CONC PAVER	0 100	0	0	2,220.00	SF	7.00	7.00	100	2014	2014	3	95	14,763														
3	0858	SCULP CONC	0 100	0	0	22.00	SF	13.00	13.00	100	2000	2000	3	94	269														
TOTAL OB/XF 16,732																													
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 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																													