

LOT 8
IN OR 2169/1558
LONG POINT #1 PB 5/85-89

BARBERA BRUCE
32 LONG POINT DR
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00LP-0008-0000



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 80	0500	11	4,049	149.1494	212.54	860,574	2022	2022	0	0	0	0.00	100.00	VALUATION BY STANDARD														
Exterior Wall	16	WD FR STUC 20	1 SFR CUST - 100% - 2023													Heated Area: 3372 HX Base Yr 2023														
Roof Structure	04	WOOD TRUSS 100																												
Roof Cover	13	STAND SEAM 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	11	CLAY TILE 90																												
Interior Floor	12	HARDWOOD 10																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	4	100																												
Bathrooms	3.5	100																												
Frame	03	MASONRY 100																												
Stories	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																										
BAL	100	15	15	3,188																										
BAS	2,684	100	2,684	570,457																										
FGR	656	55	361	76,727																										
FOP	72	30	22	4,676																										
FOP	74	30	22	4,676																										
FOP	352	30	106	22,529																										
FUS	688	100	688	146,228																										
STR	36	10	4	850																										
UOP	96	20	19	4,038																										
UOP	112	20	22	4,676																										
TOTALS			5,405	4,049		860,574																								
EXTRA FEATURES			32 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	0861	POOL GUNIT	0	100	0	0		312.00	SF 85.00	85.00	100	2022	2022	3	100	26,520														
2	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2022	2022	3	100	2,000														
3	0855	CONC PAVER	0	100	0	0		1,008.00	SF 10.00	10.00	100	2022	2022	3	100	10,080														
4	0855	CONC PAVER	0	100	0	0		2,023.00	SF 10.00	10.00	100	2022	2022	3	100	20,230														
5	0855	CONC PAVER	0	100	0	0		264.00	SF 10.00	10.00	100	2022	2022	3	100	2,640														
6	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2022	2022	3	100	2,000														
7	0911	SCRN RM A	0	100	0	0		1,320.00	SF 17.50	17.50	100	2022	2022	3	100	23,100														
TOTAL OB/XF 86,570																														
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 07/27/2022 BY DJ Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 08/02/2023 BY SYS																														