

LOT 10
IN OR 2223/1326
ESMT OR 1797/681

RUDD RICHARD & LINDA
PO BOX 2339
CORNELIUS, NC 28031

2023

03-6N-29-00LP-0010-0000



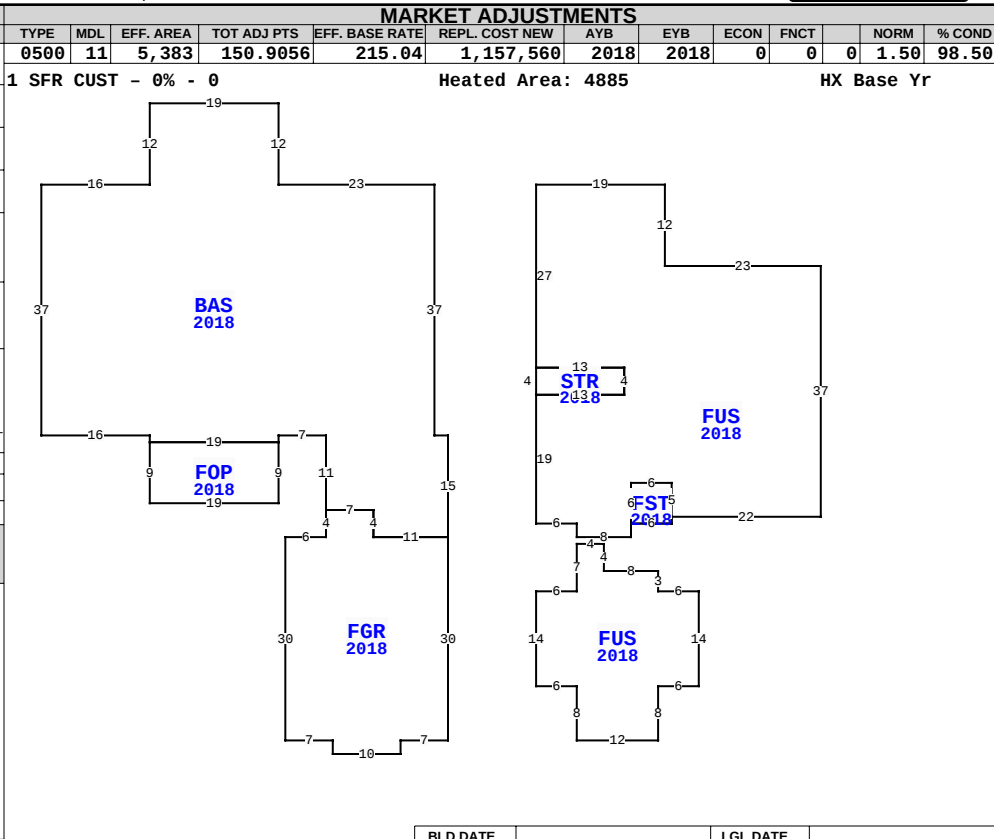
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	03	MASONRY 100
Stories	2.	100
Units	0	100

Quality	05	Quality Level 05
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	2,635	100	2,635	558,131
FGR	768	55	422	89,386
FOP	171	30	51	10,802
FST	36	55	20	4,236
FUS	484	100	484	102,518
FUS	1,766	100	1,766	374,065
STR	52	10	5	1,059
TOTALS	5,912		5,383	1,140,197

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	2,252.00	SF	7.00	7.00	
2	0855	CONC PAVER	0	0	0	0	648.00	SF	10.00	10.00	
3	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000140	C	SFR GOLF A	0		PUD	0.00	0.00	1.00	LT	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
36 LONG POINT DR, FERNANDINA BEACH			

TOTAL OB/XF											
31,999											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		1,140,197	
TOTAL MARKET OB/XF VALUE		31,999	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		1,822,196	
SOH/AGL Deduction		400,752	
ASSESSED VALUE		1,421,444	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,421,444	
TOTAL JUST VALUE		1,822,196	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,341,723	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809096	CO ISSUED	0	09/06/2018
B1709987	NEW CONSTR	595,160	01/09/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2223/1326	9/14/2018	WD	Q	I	01
SALE PRICE					
1,375,000					
GRANTOR: KOSTICH DEVELOPMENT I					
GRANTEE: RUDD RICHARD & LINDA					
2134/0644	7/14/2017	WD	Q	V	01
250,000					
GRANTOR: NANCY G OWENS REVOCAB					
GRANTEE: KOSTICH DEVELOPMENT					

BUILDING NOTES											
BAS=[YR=2018] W23 N12 W19 S12 W16 S37 E16 S1 FOP=[YR=2018] S9 E19 N9 W19\$ E19 N1 E7 S11 FGR=[YR=2018] S4 W6 S30 E7 S2 E10 N2 E7 N30 W11 N4 W7\$ E7 S4 E11 N15 W2 N37\$ PTR=E15 FUS=[YR=2018] E19 S12 E23 S37 W22 FST=[YR=2018] N5W6S6E6 N1\$ S1 W6 S2 W8 N2 W6 N19 STR=[YR=2018] N4 E13 S4 W13\$ E13 N4 W13 N27\$ W15\$ PTR=E15 S60 FUS=[YR=2018] E6 N7 E4 S4 E8 S3 E6 S14 W6 S8 W12 N8 W6 N14\$ N60 W15\$.											