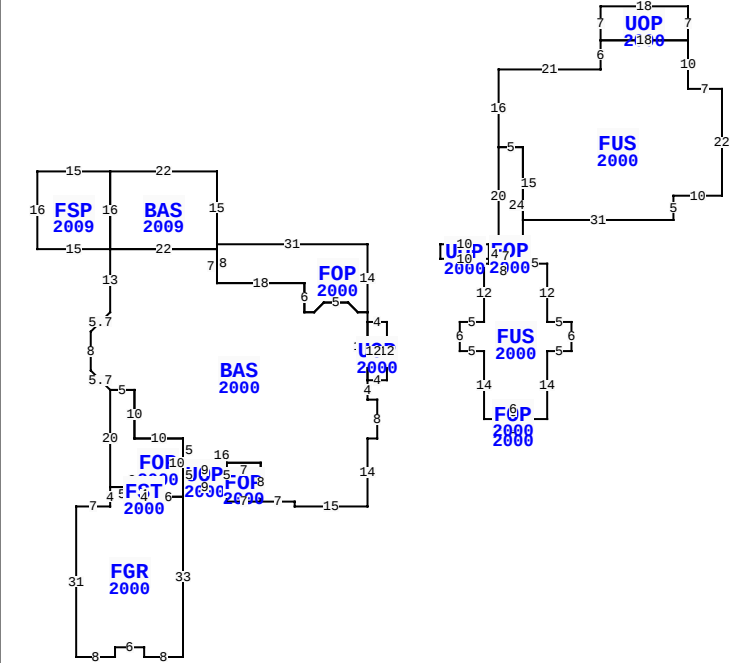


NEWBURGER CAROL
44 LONG POINT DR
FERNANDINA BEACH, FL 32034

2023



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 2	5								
Exterior Wall	10	ABOVE AVG 100	0500	12	5,138	252.3960	359.66	1,847,933	2000	2020	0	0	0	0.50	99.50									
Roof Structure	08	IRREGULAR 100																						
Roof Cover	07	CONC TILE 100	1 SFR CUST - 0% - 2023																					
Interior Wall	05	DRYWALL 100	Heated Area: 4378																					
Interior Wall	06	CUST PANEL 20	HX Base Yr																					
Interior Floor	11	CLAY TILE 50																						
Interior Floor	12	HARDWOOD 30																						
Interior Floor	14	CARPET 20																						
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	2,181	100	2,181	780,496																				
BAS	352	100	352	125,967																				
FGR	710	55	390	139,566																				
FOP	12	30	4	1,432																				
FOP	56	30	17	6,083																				
FOP	128	30	38	13,599																				
FOP	212	30	64	22,903																				
FOP	312	30	94	33,639																				
FSP	240	40	96	34,354																				
FST	8	55	4	1,432																				
TOTALS	6,321		5,138	1,838,693																				
EXTRA FEATURES					44 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	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700									
2	0825	BRICK	0	0	0	4,176.00	SF	12.50	12.50	100	2000	2000	3	94	49,068									
3	1126	CB/STC 8"	0	0	0	1,015.00	SF	8.00	8.00	100	2000	2000	3	80	6,496									
4	0855	CONC PAVER	0	0	0	577.00	SF	10.00	10.00	100	2000	2000	3	80	4,616									
5	0861	POOL GUNIT	0	0	0	386.00	SF	85.00	85.00	100	2009	2009	3	60	19,686									
6	1075	TRELLIS G	0	0	0	78.00	SF	35.00	35.00	100	2000	2000	3	29	792									
7	0463	FENCE GATE	0	0	0	4.00	UT	300.00	300.00	100	2000	2000	3	55	660									
8	1127	BRICK 8"	0	0	0	44.00	SF	11.00	11.00	100	2000	2000	3	94	455									
9	0810	CONCRETE A	0	0	0	75.00	SF	6.50	6.50	100	2000	2000	3	80	390									
10	0857	SANDSTONE	0	0	0	2,027.00	SF	12.80	12.80	100	2009	2009	3	98	25,427									
LAND DESCRIPTION					TOTAL OB/XF 109,290																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							

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