

LOT 30
IN OR 1799/1048
LONG POINT #1 PB 5/85-89

KING J THOMAS & LORAIN
76 LONG POINT DR
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00LP-0030-0000



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														
Exterior Wall	16	WD FR STUC 80	0500	11	5,559	156.5904	223.14	1,240,435	2004	2004	0	0	0	9.00	91.00	VALUATION BY STANDARD													
Exterior Wall	21	STONE 20	1 SFR CUST - 100% - 2005													Heated Area: 4394													
Roof Structure	08	IRREGULAR 100														HX Base Yr 2005													
Roof Cover	07	CONC TILE 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 80																											
Interior Floo	14	CARPET 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2.5	100																											
Frame	02	WOOD FRAME 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	73	100	73	14,823																									
BAS	3,273	100	3,273	664,607																									
FGR	625	55	344	69,852																									
FOP	55	30	16	3,249																									
FOP	640	30	192	38,987																									
FST	152	55	84	17,057																									
FST	209	55	115	23,352																									
FUS	1,048	100	1,048	212,804																									
UOP	63	20	13	2,640																									
UOP	117	20	23	4,670																									
TOTALS			7,836	5,559	1,128,796																								
EXTRA FEATURES			76 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	2004	2004	3	89	1,780													
2	0855	CONC PAVER	0	100	0	0	2,510.00	SF	10.00	10.00	100	2004	2004	3	86	21,586													
3	0861	POOL GUNIT	0	100	0	0	340.00	SF	85.00	85.00	100	2004	2004	3	40	11,560													
4	1242	WD DECK A	0	100	8	5	40.00	SF	10.00	10.00	100	2004	2004	3	24	96													
5	1242	WD DECK A	0	100	6	5	30.00	SF	10.00	10.00	100	2004	2004	3	24	72													
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	89	1,780													
TOTAL OB/XF 36,874																													
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																													