

LOT 34 IN OR 932/1368
LONG POINT #1 PB 5/85-89

DUDIAK ROBERT L/MARTIN SUSAN E
73 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00LP-0034-0000



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	VALUATION SUMMARY																		
Exterior Wall	17	CB STUCCO 80	0500	11	5,583	148.9676	212.28	1,185,159	2003	2003	0	0	0	9.50	90.50	VALUATION BY																		
Exterior Wall	16	WD FR STUC 20	1 SFR CUST - 100% - 2010										Heated Area: 4325										Tax Group: 5											
Roof Structure	08	IRREGULAR 100											HX Base Yr 2010										Tax Dist:											
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE											
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE											
Interior Floor	11	CLAY TILE 70																					TOTAL LAND VALUE - MARKET											
Interior Floor	14	CARPET 30																					TOTAL MARKET VALUE											
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction											
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE											
Bedrooms	4	100																					TOTAL EXEMPTION VALUE											
Bathrooms	3	100																					BASE TAXABLE VALUE											
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE											
Stories	2.	100																					NCON VALUE											
Units	0	100																					INCOME VALUE											
Quality	05	Quality Level 05	PREVIOUS YEAR MKT VALUE																															
DOR CODE	0100	SINGLE FAMILY																																
MAP NUM		MKT AREA																																
NEIGHBORHOOD/LOC	10007.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	465	100	465	89,333																														
BAS	3,014	100	3,014	579,030																														
FGR	874	55	481	92,407																														
FOP	112	30	34	6,532																														
FOP	117	30	35	6,724																														
FOP	204	30	61	11,719																														
FOP	451	30	135	25,935																														
FOP	598	30	179	34,388																														
FUS	846	100	846	162,528																														
UOP	62	20	12	2,305																														
TOTALS	8,014		5,583	1,072,569																														
EXTRA FEATURES					73 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	2003	2003	3	88	1,760																		
2	0812	CONCRETE C	0	100	0	0	1,056.00	SF	4.00	4.00	100	2003	2003	3	84	3,548																		
3	0855	CONC PAVER	0	100	0	0	969.00	SF	10.00	10.00	100	2003	2003	3	84	8,140																		
4	1126	CB/STC 8"	0	100	0	0	100.00	SF	8.00	8.00	100	2003	2003	3	84	672																		
5	0855	CONC PAVER	0	100	0	0	177.00	SF	10.00	10.00	100	2003	2003	3	84	1,487																		
6	0861	POOL GUNIT	0	100	0	0	180.00	SF	85.00	85.00	100	2003	2003	3	36	5,508																		
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	22	220																		
8	0300	BOAT DCK W	0	100	118	4	472.00	SF	40.00	40.00	100	2003	2003	3	36	6,797																		
LAND DESCRIPTION																																		
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																	
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000																	