

LOT 41
IN OR 2058/1605
LONG POINT #1 PB 5/85-89

KELLY PETER P JR & JOYCE M
57 LONG POINT DR
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00LP-0041-0000



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 100	0500	11	4,159	141.8314	202.11	840,575	2000	2000	0	0	0	11.00	89.00	VALUATION SUMMARY												
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2017													Heated Area: 3321												
Roof Cover	07	CONC TILE 100														HX Base Yr 2017												
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 70																										
Interior Floo	14	CARPET 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	4	100																										
Bathrooms	3.5	100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 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																								
BAS	3,321	100	3,321	597,374																								
FGR	704	55	387	69,613																								
FOP	271	30	81	14,570																								
FSP	299	40	120	21,585																								
UOP	112	20	22	3,957																								
UOP	437	20	87	15,650																								
UOP	456	20	91	16,369																								
UOP	104	20	21	3,777																								
UST	64	45	29	5,216																								
TOTALS			5,768	4,159	748,112																							
EXTRA FEATURES			57 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	2000	2000	3	85	1,700												
2	0812	CONCRETE C	0	100	0	0	1,968.00	SF	4.00	4.00	100	2000	2000	3	80	6,298												
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	55	165												
4	1126	CB/STC 8"	0	100	0	0	168.00	SF	8.00	8.00	100	2000	2000	3	80	1,075												
5	0861	POOL GUNIT	0	100	0	0	302.00	SF	85.00	85.00	100	2001	2001	3	29	7,444												
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	21	420												
8	0911	SCRN RM A	0	100	0	0	876.00	SF	26.25	26.25	100	2017	2017	3	82	18,856												
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	82	4,100												
TOTAL OB/XF			40,058																									
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
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											
REVIEW DATE 02/25/2020 BY DJA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS																												