

LOT 47
IN OR 2039/335
LONG POINT #1 PB 5/85-89

PANELLA CHARLES N & PATSY L
39 LONG POINT DR
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00LP-0047-0000



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	4,218	128.4730	183.07	772,189	1999	1999	0	0	0	11.50	88.50	VALUATION BY STANDARD											
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2017													Heated Area: 3614											
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2017											
Interior Wall	05	DRYWALL 100																									
Interior Floo	14	CARPET 80																									
Interior Floo	11	CLAY TILE 20																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms		4 100																									
Bathrooms		3.5 100																									
Frame	02	WOOD FRAME 100																									
Stories	2.	2. 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	2,715	100	2,715	439,876																							
FGR	882	55	485	78,578																							
FOP	72	30	22	3,565																							
FUS	899	100	899	145,653																							
UOP	28	20	6	972																							
UOP	77	20	15	2,430																							
UOP	100	20	20	3,240																							
UOP	280	20	56	9,073																							
TOTALS			5,053	4,218	683,387																						
EXTRA FEATURES			39 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	1999	1999	3	84	1,680											
2	0810	CONCRETE A	0	100	0	0	2,176.00	SF	6.50	6.50	100	1999	1999	3	79	11,174											
3	1075	TRELLIS G	0	100	26	2	52.00	SF	35.00	35.00	100	1999	1999	3	28	510											
4	0810	CONCRETE A	0	100	0	0	238.00	SF	6.50	6.50	100	1999	1999	3	79	1,222											
5	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	1999	1999	3	79	92											
6	0855	CONC PAVER	0	100	0	0	695.00	SF	10.00	10.00	100	2003	2003	3	84	5,838											
TOTAL OB/XF 20,516																											
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										
1	000100	C	SFR	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 05/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS																											