

LOT 90 (EX S-1)
IN OR 2138/718
LONG POINT #1 PB 5/85-89

HUGHES ELIZABETH R/SPIRO TERRIE G
20 MARSH POINT DRIVE
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00LP-0090-0000

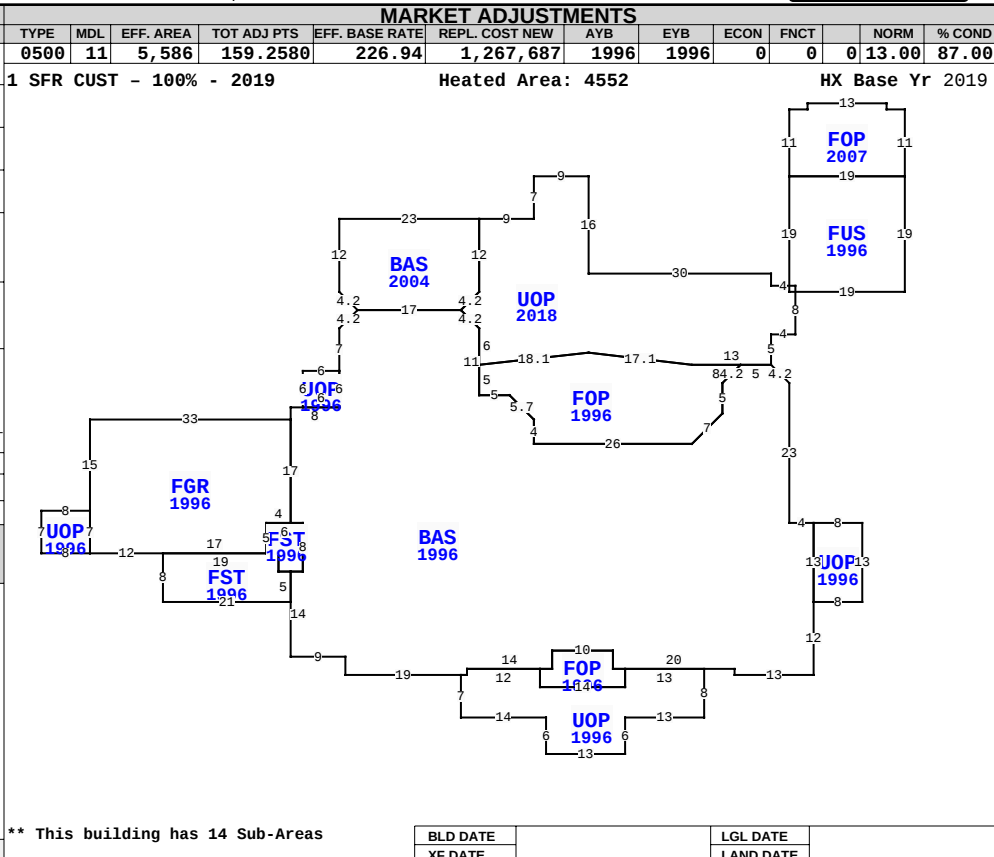


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	19 MARBLE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100

Quality	03	Quality Level 03	
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	3,855	100	3,855	761,123
BAS	336	100	336	66,339
FGR	706	55	388	76,606
FOP	72	30	22	4,344
FOP	483	30	145	28,628
FOP	222	30	67	13,228
FST	42	55	23	4,541
FST	162	55	89	17,572
FUS	361	100	361	71,275
UOP	36	20	7	1,382
TOTALS	7,741		5,586	1,102,888

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	
2	0858	SCULP CONC	0 100	0	0	1,310.00	SF	13.00	
3	0861	POOL GUNIT	0 100	0	0	360.00	SF	127.50	
4	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	
5	0462	ST/AL FNC	0 100	0	0	576.00	SF	10.00	
7	0300	BOAT DCK W	0 100	0	0	808.00	SF	40.00	
9	0812	CONCRETE C	0 100	0	0	3,369.00	SF	4.00	



** This building has 14 Sub-Areas									
TOTAL OB/XF 84,999									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00

TOTAL OB/XF 84,999									
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	900,000.00	900,000.00	900,000		

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
Tax Group: 5 Tax Dist:									
BUILDING MARKET VALUE 1,102,888									
TOTAL MARKET OB/XF VALUE 84,999									
TOTAL LAND VALUE - MARKET 900,000									
TOTAL MARKET VALUE 2,087,887									
SOH/AGL Deduction 771,969									
ASSESSED VALUE 1,315,918									
TOTAL EXEMPTION VALUE HX HB 50,000									
BASE TAXABLE VALUE 1,265,918									
TOTAL JUST VALUE 2,087,887									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 1,676,206									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1709909	REMODEL	6,500	11/07/2017
1709278	SWIM POOL	88,300	10/19/2017
R10618	REPAIR/RRF	2,500	08/01/2007
B20360	ADDITION	15,500	08/01/2007
R046328	REPAIR/RRF	2,500	06/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2138/0718	8/04/2017	WD	Q	I	01	1,550,000	
GRANTOR: ROBERSON MARK A & GAI							
GRANTEE: HUGHES ELIZABETH R							
2008/1481	10/14/2015	WD	Q	I	01	1,200,000	
GRANTOR: GIEG PATRICIA ANN REV							
GRANTEE: ROBERSON MARK A & G							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1996] L3 U3 UOP=[YR=2018] N5 E4 N8W4 N2W30N16 W9S7W9 BAS=[YR=2004] W23 S12 R3 D3 E17 U3 R3 N12\$ S12 L3 D3 D3 R3 S6 FOP=[YR=1996] S5 E5 D4 R4 S4 E26 U5 R5 N5 U3 R3 W8 U2 L17 D2 L18 \$ U2 R18 R17 D2 E13\$ W5 D3 L3 S5 D5 L5 W26 N4 U4 L4 W5 N11 U3 L3 W17 D3 L3 S7 UOP=[YR=1996] W6 S6 E6 N6 \$ S6 W8 S2 FGR=[YR=1996] W33 S15 UOP=[YR=1996] W8 S7 E8 N7 \$ S7 E12 FST=[YR=1996] S8 E21 N5 FST=[YR=1996] E2 N8 W6 S5E2 S3 E2 \$ W2 N3 W19 \$ E17 N5 E4 N17 \$ S17 E2 S8 W2 S14 E9 S3 E19 UOP=[YR=1996] S7 E14 S6 E13 N6 E13 N8 W13 FOP=[YR=1996] W2 N3 W10 S3 W2 S3 E14 N3 \$ S3 W14 N3 W12 S1 W1 \$ E1 N1 E14 N3 E10 S3 E20 S1 E13 N12 UOP=[YR=1996] E8 N13 W8 S13 \$ N13 W4 N23 \$ PTR= N15									