

LOT 9
SOUND POINT @ LP PB5/190

HALL JAY C & SUSAN B
128 LONG POINT DR
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00SP-0009-0000



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	10	ABOVE AVG 70	0500	01	3,604	113.4945	161.73	582,875	1994	1994	0	0	0	13.65	86.35	VALUATION BY STANDARD													
Exterior Wall	16	WD FR STUC 30	1 SFR CUST - 100% - 2022													Heated Area: 2810													
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2022													HX Base Yr 2022													
Roof Cover	03	COMP SHNGL 100	1 SFR CUST - 100% - 2022													HX Base Yr 2022													
Interior Wall	05	DRYWALL 100	1 SFR CUST - 100% - 2022													HX Base Yr 2022													
Interior Floor	11	CLAY TILE 70	1 SFR CUST - 100% - 2022													HX Base Yr 2022													
Interior Floor	14	CARPET 30	1 SFR CUST - 100% - 2022													HX Base Yr 2022													
Air Condition	03	CENTRAL 100	1 SFR CUST - 100% - 2022													HX Base Yr 2022													
Heating Type	04	AIR DUCTED 100	1 SFR CUST - 100% - 2022													HX Base Yr 2022													
Bedrooms	3	100	1 SFR CUST - 100% - 2022													HX Base Yr 2022													
Bathrooms	3.5	100	1 SFR CUST - 100% - 2022													HX Base Yr 2022													
Frame	02	WOOD FRAME 100	1 SFR CUST - 100% - 2022													HX Base Yr 2022													
Stories	2.	2. 100	1 SFR CUST - 100% - 2022													HX Base Yr 2022													
Units	0	100	1 SFR CUST - 100% - 2022													HX Base Yr 2022													
Occupancy	00	NONE 100	1 SFR CUST - 100% - 2022													HX Base Yr 2022													
Quality			04	Quality Level 04													HX Base Yr 2022												
DOR CODE			0100	SINGLE FAMILY													HX Base Yr 2022												
MAP NUM				MKT AREA													HX Base Yr 2022												
NEIGHBORHOOD/LOC			10007.00	MKT AREA													HX Base Yr 2022												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,956	100	1,956	273,163																									
FGR	513	55	282	39,383																									
FOP	117	30	35	4,888																									
FSP	209	40	84	11,731																									
FST	12	55	7	977																									
FST	21	55	12	1,676																									
FUS	854	100	854	119,264																									
UOP	77	20	15	2,095																									
UOP	84	20	17	2,374																									
UOP	143	20	29	4,050																									
TOTALS	5,059		3,604	503,313																									
EXTRA FEATURES				128 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	1994	1994	3	77	1,540													
2	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50	6.50	100	1994	1994	3	70	91													
3	0855	CONC PAVER	0	100	0	0	1,776.00	SF	7.00	7.00	100	2014	2014	3	95	11,810													
5	0825	BRICK	0	100	0	0	239.00	SF	12.50	12.50	100	1994	1994	3	91	2,719													
6	0825	BRICK	0	100	0	0	84.00	SF	12.50	12.50	100	1994	1994	3	91	956													
7	0861	POOL GUNIT	0	100	0	0	363.00	SF	85.00	85.00	100	1994	1994	3	20	6,171													
8	0845	KOOL DECK	0	100	0	0	98.00	SF	7.25	7.25	100	1994	1994	3	70	497													
9	1075	TRELLIS G	0	100	11	10	110.00	SF	35.00	35.00	100	1994	1994	3	23	886													
10	0845	KOOL DECK	0	100	0	0	335.00	SF	7.25	7.25	100	1994	1994	3	70	1,700													
TOTAL OB/XF 26,370																													
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	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																													