

LOT 9 IN OR 1053/1986 & DOCK
ESMT RGTS PT OR 1066/1545
(EX CNSVTN ESMT'S PT

KARLOVEC RALPH C & PATRICIA A
165 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00TP-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 5												
Exterior Wall	16	WD FR STUC	70	0500	12	5,970	191.7005	273.17	1,630,825	2001	2001	0	0	0	10.50	89.50	VALUATION BY STANDARD											
Exterior Wall	17	CB STUCCO	30	1 SFR CUST - 100% - 2004												Heated Area: 5241												
Roof Structure	08	IRREGULAR	100													HX Base Yr 2004												
Roof Cover	08	CLAY TILE	100																									
Interior Wall	05	DRYWALL	100																									
Interior Floor	12	HARDWOOD	80																									
Interior Floor	14	CARPET	20																									
Air Condition	03	CENTRAL	100																									
Heating Type	04	AIR DUCTED	100																									
Bedrooms		5	100																									
Bathrooms		4.5	100																									
Frame	02	WOOD FRAME	100																									
Stories	3.	3.	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	1,576	100	1,576	385,312																								
FGR	484	55	266	65,033																								
FOP	44	30	13	3,178																								
FOP	77	30	23	5,623																								
FOP	105	30	32	7,823																								
FOP	168	30	50	12,225																								
FOP	400	30	120	29,338																								
FOP	406	30	122	29,828																								
FUS	1,707	100	1,707	417,339																								
FUS	1,958	100	1,958	478,706																								
TOTALS				7,443		5,970	1,459,588																					
EXTRA FEATURES				165 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	0855	CONC PAVER	0	100	0	0			1,480.00	SF	10.00				12,136													
2	0855	CONC PAVER	0	100	14	4			56.00	SF	10.00				459													
3	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00				1,720													
4	0858	SCULP CONC	0	100	26	26			676.00	SF	13.00				8,349													
5	0810	CONCRETE A	0	100	109	2			218.00	SF	6.50				1,162													
6	0410	ELEVATOR	0	100	0	0			1.00	UT	15,000.00				15,000													
TOTAL OB/XF 38,826																												
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000130	C	SFR WATER	100			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																												