

LOT 11
THE POINTE @ LONG POINT
PB 6/155-156

VILLANI VINCENT F & GAIL A JOINT REV TRUST/VILLANI
154 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00TP-0011-0000



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	4,576	162.6560	231.78	1,060,625	2005	2005	0	0	0	8.50	91.50	VALUATION BY STANDARD												
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2006													Heated Area: 3770												
Roof Cover	07	CONC TILE 100														HX Base Yr 2006												
Interior Wall	05	DRYWALL 100																										
Interior Floo	12	HARDWOOD 80																										
Interior Floo	11	CLAY TILE 20																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		4 100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units		0 100																										
Quality			05	Quality Level 05																								
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	3,770	100	3,770	799,537																								
FGR	737	55	405	85,892																								
FOP	80	30	24	5,090																								
FOP	81	30	24	5,090																								
FSP	698	40	279	59,170																								
UOP	39	20	8	1,696																								
UOP	95	20	19	4,030																								
UOP	234	20	47	9,968																								
TOTALS			5,734	4,576	970,472																							
EXTRA FEATURES			154 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	2005	2005	3	90	1,800													
2	0855	CONC PAVER	0 100	0	0	1,899.00	SF	10.00	10.00	100	2005	2005	3	87	16,521													
3	1126	CB/STC 8"	0 100	0	0	297.00	SF	8.00	8.00	100	2005	2005	3	87	2,067													
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	69	207													
TOTAL OB/XF 20,595																												
LAND DESCRIPTION			TOTAL OB/XF 20,595																									
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	000140	C	SFR GOLF A	100			0.00	0.00	1.00	LT		1.00	1.00	1.15	650,000.00	747,500.00	747,500											
REVIEW DATE 05/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 747,500 Market: 0 Agricultural: 0 Common: 747,500 PRINTED 08/02/2023 BY SYS																												