LOT 12
THE POINTE @ LONG POINT
PB 6/155-156

BELDEN RICHARD & SHIRLEY
152 LONG POINT DR
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00TP-0012-0000

BUILDING CHARACTERISTICS

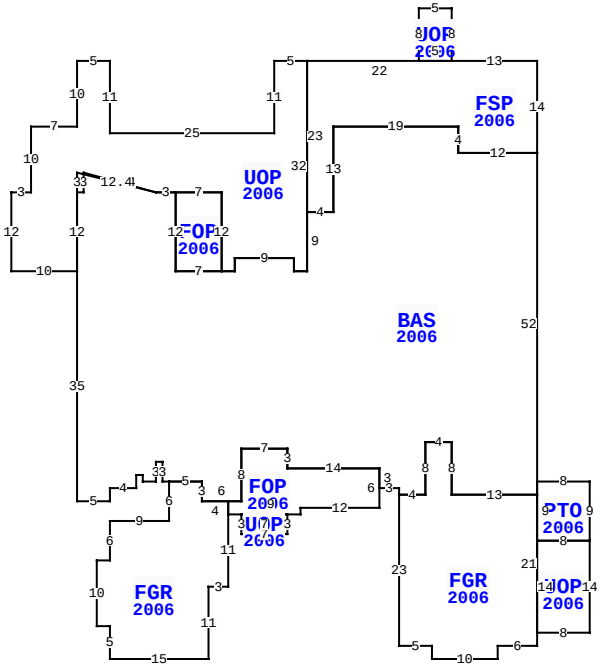
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	3,108	100	3,108	618,909
FGR	407	55	224	44,606
FGR	535	55	294	58,545
FOP	84	30	25	4,978
FOP	160	30	48	9,559
FSP	450	40	180	35,844
PTO	72	5	4	797
UOP	21	20	4	797
UOP	40	20	8	1,593
UOP	112	20	22	4,381
TOTALS	5,724		4,064	809,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,064	151.8957	216.45	879,653	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2021 Heated Area: 3108 HX Base Yr 2021



** This building has 11 Sub-Areas

152 LONG POINT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		809,281
TOTAL MARKET OB/XF VALUE		38,621
TOTAL LAND VALUE - MARKET		747,500
TOTAL MARKET VALUE		1,595,402
SOH/AGL Deduction		497,615
ASSESSED VALUE		1,097,787
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,047,787
TOTAL JUST VALUE		1,595,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,173,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18353	SCRN RM	7,800	10/31/2006
M10194	MECH OTHER	0	08/01/2005
P0509625	OTHER	0	06/01/2005
E0514992	ELEC OTHER	0	05/01/2005
C14996	CO ISSUED	378,000	04/01/2005
R07463	REPAIR/RRF	5,975	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2261/1117	3/14/2019	WD	Q	I	02	1,150,000
GRANTOR: MILLEN DONALD W & ELI						
GRANTEE: BELDEN RICHARD & SH						
1872/0466	8/09/2013	WD	Q	I	02	1,125,000
GRANTOR: HAMLING JAMES L						
GRANTEE: MILLEN DONALD W & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=-70,32] S35 E5 N2 E4 N2 E1 S1 E2 N3 E1 S3 E1 E5 S3 E6 N8 E7 S3 E14 S3 E3 S1 E4 N8 E4 S8 E13 N52 W12 N4 W19 S13 W4 S9 W2 N2 W9 S2 W2 W7 N12 W3 U3L11 S3 W1 S12 $
UOP=[YR=2006;ORIG=-35,0] W5 S11 W25 N11 W5 S10 W7 S10 W3 S12 E10 N12 N3 D3R12 E3 E7 S12 E2 N2 E9 S2 E2 N32 $
FGR=[YR=2006;ORIG=-21,66] S23 E5 S2 E10 N2 E6 N2 N21 W13 N8 W4 S8 W4 $
FSP=[YR=2006;ORIG=0,0] W13 W22 S23 E4 N13 E19 S4 E12 N14 $
FGR=[YR=2006;ORIG=-56,64] S6 W9 S6 W2 S10 E2 S5 E15 N11 E3 N11 N2 W4 N3 W5 $
FOP=[YR=2006;ORIG=-47,69] E2 E9 N1 E12 N6 W14 N3 W7 S8 W2 S2 $

EXTRA FEATURES

LN	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	2006	2006	3	91	1,820	
2	0855	CONC PAVER	0	100	0	0	2,065.00	SF	10.00	10.00	100	2006	2006	3	88	18,172	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	31	1,550	
4	0855	CONC PAVER	0	100	4	3	12.00	SF	10.00	10.00	100	2006	2006	3	88	106	
5	0861	POOL GUNIT	0	100	0	0	280.00	SF	85.00	85.00	100	2006	2006	3	48	11,424	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	31	310	
7	1100	VAC SYSTEM	0	100	0	0	1.00	UT	800.00	800.00	100	2006	2006	3	31	248	
8	0911	SCRN RM A	0	100	0	0	920.00	SF	17.50	17.50	100	2006	2006	3	31	4,991	

LAND DESCRIPTION

TOTAL OB/XF 38,621

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 11/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 747,500 Market: 0 Agricultural: 0 Common: 747,500 PRINTED 08/02/2023 BY SYS