

BALDACCI DAVID F & MICHELLE A
2203 ARYNESS DRIVE
VIENNA, VA 22181

03-6N-29-00LP-0001-0000

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	VALUATION SUMMARY														
Exterior Wall		17	08	CB STUCCO 100	0500	12	7,365	192.0235	288.04	2,121,415	2001	2005	0	0	0	9.00	91.00	VALUATION BY					STANDARD											
Roof Structure		08	08	IRREGULAR 100	1 SFR CUST - 0% - 0										Heated Area: 5901					HX Base Yr					Tax Group: 5					Tax Dist:				
Roof Cover		08	05	CLAY TILE 100																					1,930,488									
Interior Wall		05	05	DRYWALL 100																					25,063									
Interior Floor		14	14	CARPET 70																					750,000									
Interior Floor		11	11	CLAY TILE 30																					2,705,551									
Air Condition		03	03	CENTRAL 100																					672,084									
Heating Type		04	04	AIR DUCTED 100																					2,033,467									
Bedrooms				6 100																					0									
Bathrooms				5.5 100																					2,033,467									
Frame		02	02	WOOD FRAME 100																					2,705,551									
Stories		2.	2.	2. 100																					0									
Units				0 100																					PREVIOUS YEAR MKT VALUE					2,520,017				
Quality		03	03	Quality Level 03																														
DOR CODE		0100	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		4,209		100		4,209		1,103,248																										
FGR		813		55		447		117,166																										
FOP		1,862		30		559		146,523																										
FUS		1,692		100		1,692		443,501																										
UOP		2,291		20		458		120,049																										
TOTALS		10,867				7,365		1,930,488																										
EXTRA FEATURES										18 LONG POINT DR, FERNANDINA BEACH										BLD DATE				LGL DATE		04/08/2024		MLU						
																				XF DATE				LAND DATE										
																				INC DATE				AG DATE										
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	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	85	1,700																		
2	0812	CONCRETE C		0	0	0	4,282.00	SF	4.00	4.00	100	2001	2001	3	80	13,702																		
3	0861	POOL GUNIT		0	0	0	336.00	SF	85.00	85.00	100	2001	2001	3	27	7,711																		
4	0877	JACUZZI		0	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200																		
5	1126	CB/STC 8"		0	0	0	211.00	SF	8.00	8.00	100	2001	2001	3	80	1,350																		
6	0871	POOL HTR R		0	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	20	400																		
LAND DESCRIPTION										TOTAL OB/XF										25,063														
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000																
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