

LOT 3 & PT LOT 2
IN OR 2075/1024
LONG POINT #1 PB 5/85-89

YOUNG BRIAN S & ANNETTE M
15870 WEST Tanager Trail
Hayward, WI 54843

2024

03-6N-29-00LP-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 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
BAL	210	15	32	4,964
BAS	2,309	100	2,309	358,198
BAS	426	100	426	66,086
BAS	152	100	152	23,580
BAS	326	100	326	50,573
FOP	75	30	22	3,413
FOP	86	30	26	4,033
FOP	240	30	72	11,170
FOP	338	30	101	15,668
FUS	769	100	769	119,296
TOTALS	7,339		5,311	823,902

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00
2	0855	CONC PAVER	0	0	0	0	2,736.00	SF	10.00	10.00
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00
4	0855	CONC PAVER	0	0	0	0	335.00	SF	10.00	10.00
5	0855	CONC PAVER	0	0	0	0	150.00	SF	15.00	15.00
6	0861	POOL GUNIT	0	0	0	0	420.00	SF	85.00	85.00
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000140	C	SFR GOLF A	0		PUD	0.00	0.00	1.00	LT

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	5,311	109.4400	164.16	871,854	1987	2012	0	0	5.50	94.50	
1 SFR CUST - 0% - 0												
Heated Area: 4725												
HX Base Yr												
** This building has 18 Sub-Areas												
22 LONG POINT DR, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/08/2024 MLU												

NASSAU COUNTY PROPERTY		PAGE 1 of 3	5
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE			1,261,769
TOTAL MARKET OB/XF VALUE			68,931
TOTAL LAND VALUE - MARKET			750,000
TOTAL MARKET VALUE			2,080,700
SOH/AGL Deduction			599,547
ASSESSED VALUE			1,481,153
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,481,153
TOTAL JUST VALUE			2,080,700
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,925,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1810734	SWIM POOL	70,600	10/24/2018
B1803946	REMODEL	396,000	04/18/2018
1706703	DEMO TO STUDS	0	07/26/2017
BP3909	N/A	271,580	02/27/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2075/1024	8/29/2016	SW	Q	I	01	759,000
GRANTOR: TRUMAN 2012 SC2 TITLE						
GRANTEE: YOUNG BRIAN S & ANN						
2008/0748	10/12/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: TRUMAN 2012 SC2 TIT						

BUILDING NOTES										
UOP=[YR=2019] W23 N5 W9 S14 W30 N14 W9 S17W3S6E3S4										
FOP=[YR=2019] S4 BAS=[YR=1993] S22 W2S12E2 S21 E16										
UOP=[YR=2019] E15 N7 FOP=[YR=2019] N5 W15 S5 E15\$ W15 S7\$ N12										
E15 S12 E16 FOP=[YR=2019] S11 E4N7 E5 N6 BAS=[YR=2019] E13										
N15 BAS=[YR=2010] E2N19 FOP=[YR=2019] N15W16 BAS=[YR=2019]										
N4W8S19 E8N15\$ S15E16\$ W24S4E2S15E20\$ W22S14E4S1E5\$ W5N1W4S3\$										
N17E2 N15W2N23W16S10W15N10W16\$ E16 S10E15N10E16N4W47\$										
E47S4E8S4 E16N30\$ PTR=E15 FUS=[YR=2019] E9S15 FUS=[YR=1993]										
E5N4 BAL=[YR=2019] N14E15S14 W4 FUS=[YR=2019] S4W7N4E7\$ W11\$										
E4S4 E7N4E4S4E3FUS=[YR=2019] N15 E9 S17 W9 N2\$ S2 E7 S20										
FUS=[YR=2019] E2 S17 W10 N17 E8\$ W14 FUS=[YR=2019] S4 W7 N4										
E7\$ W7 S4 W4 N4 W4 FUS=[YR=2019] S17 W10 N17 E10\$ W6 N15 E5										

TOTAL OB/XF										
68,931										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000140	C	SFR GOLF A	0		PUD	0.00	0.00	1.00	LT

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	11	SLATE 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		1 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units		0 100		
Quality		04	Quality Level 04	
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	98	100	98	20,794
BAS	457	100	457	96,964
FDG	792	60	475	100,783

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	1,030	172.4976	258.75	266,512	1987	1987	0	0	18.00	82.00

2 SFR CUST - 0% - 0

Heated Area: 555

HX Base Yr

BLD DATE		IGL DATE	
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