

LOT 10
IN OR 2223/1326
ESMT OR 1797/681

RUDD RICHARD & LINDA
PO BOX 2339
CORNELIUS, NC 28031

2024

03-6N-29-00LP-0010-0000



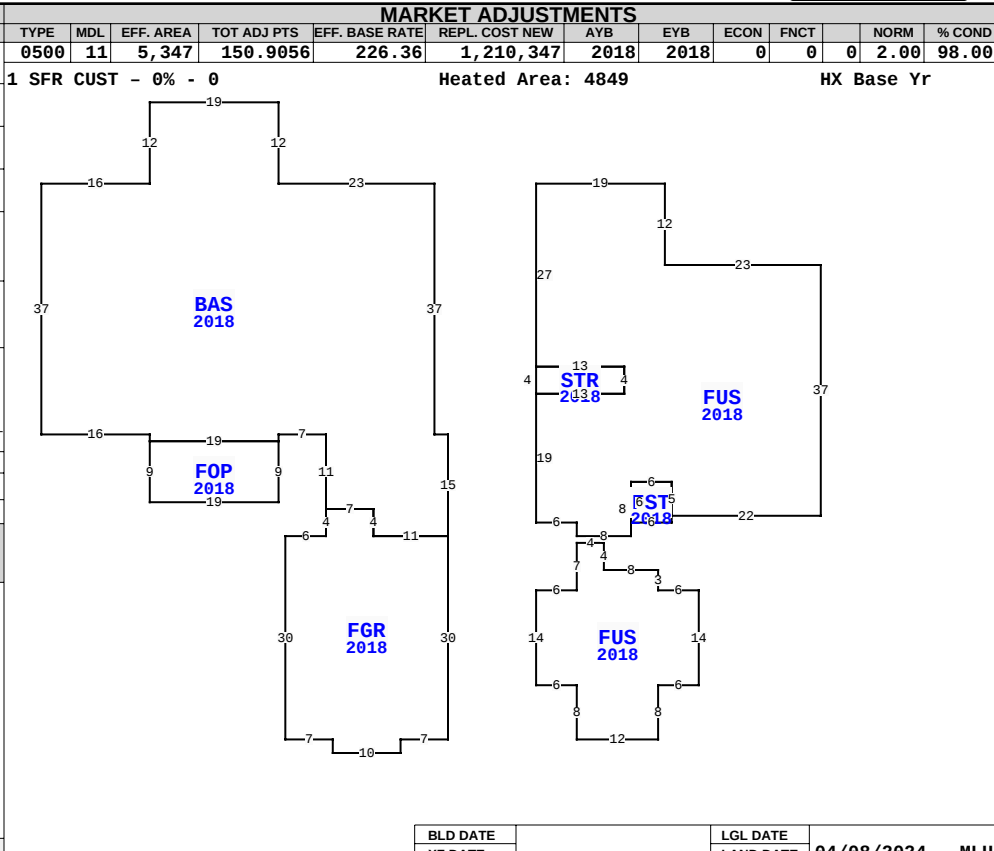
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	03	MASONRY 100
Stories	2.	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	2,635	100	2,635	584,530
FGR	768	55	422	93,614
FOP	171	30	51	11,313
FST	36	55	20	4,436
FUS	484	100	484	107,367
FUS	1,730	100	1,730	383,771
STR	52	10	5	1,109
TOTALS	5,876		5,347	1,186,140

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	2,252.00	SF	7.00	7.00	
2	0855	CONC PAVER	0	0	0	0	648.00	SF	10.00	10.00	
3	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	

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



36 LONG POINT DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
31,777											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	1,186,140		
TOTAL MARKET OB/XF VALUE	31,777		
TOTAL LAND VALUE - MARKET	750,000		
TOTAL MARKET VALUE	1,967,917		
SOH/AGL Deduction	404,329		
ASSESSED VALUE	1,563,588		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,563,588		
TOTAL JUST VALUE	1,967,917		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,822,196		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809096	CO ISSUED	0	09/06/2018
B1709987	NEW CONSTR	595,160	01/09/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2223/1326	9/14/2018	WD Q	Q	I	01
GRANTOR: KOSTICH DEVELOPMENT I					
GRANTEE: RUDD RICHARD & LIND					
2134/0644	7/14/2017	WD Q	Q	V	01
GRANTOR: NANCY G OWENS REVOCAB					
GRANTEE: KOSTICH DEVELOPMENT					

BUILDING NOTES											
BAS=[YR=2018;ORIG=0,0] W23 N12 W19 S12 W16 S37 E16 S1 E19 N1 E7 S11 E7 S4 E11 N15 W2 N37 \$											
FUS=[YR=2018;ORIG=15,0] E19 S12 E23 S37 W22 N5 W6 S8 W8 N2 W6 N19 E13 N4 W13 N27 \$											
FGR=[YR=2018;ORIG=-16,48] S4 W6 S30 E7 S2 E10 N2 E7 N30 W11 N4 W7 \$											
FUS=[YR=2018;ORIG=15,60] E6 N7 E4 S4 E8 S3 E6 S14 W6 S8 W12 N8 W6 N14 \$											
FOP=[YR=2018;ORIG=-42,38] S9 E19 N9 W19 \$											
STR=[YR=2018;ORIG=15,31] N4 E13 S4 W13 \$											
FST=[YR=2018;ORIG=35,49] N5 W6 S6 E6 N1 \$											
PTR=[ORIG=0,0] E15 W15 \$											