

CONWAY HENRY N JR REVOC TRUST
96 LONG POINT DR
FERNANDINA BEACH, FL 32034

03-6N-29-00LP-0028-0000



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	0	0	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	20	FACE BRICK 60	0500	11	5,897	149.3552	224.03	1,321,105	1987	1987	0	0	0	0	22.68	77.32	VALUATION BY		STANDARD														
Exterior Wall	16	WD FR STUC 40	1 SFR CUST - 0% - 0															Heated Area: 4898		HX Base Yr		Tax Group: 5		Tax Dist:									
Roof Structur	08	IRREGULAR 100																BUILDING MARKET VALUE		1,021,478													
Roof Cover	03	COMP SHNGL 100																TOTAL MARKET OB/XF VALUE		21,341													
Interior Wall	05	DRYWALL 100																TOTAL LAND VALUE - MARKET		750,000													
Interior Floo	12	HARDWOOD 80																TOTAL MARKET VALUE		1,792,819													
Interior Floo	11	CLAY TILE 20																SOH/AGL Deduction		368,901													
Air Condition	03	CENTRAL 100																ASSESSED VALUE		1,423,918													
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE		0													
Bedrooms		3 100																BASE TAXABLE VALUE		1,423,918													
Bathrooms		4.5 100																TOTAL JUST VALUE		1,792,819													
Frame	02	WOOD FRAME 100																NCON VALUE		0													
Stories	1.5	1.5 100																INCOME VALUE															
Units		0 100																PREVIOUS YEAR MKT VALUE		1,648,864													
BUD8 Adjustme	05	DIST 1A 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	3,943	100	3,943	683,006																													
BAS	90	100	90	15,590																													
DCK	121	10	12	2,078																													
DCK	63	10	6	1,039																													
FEP	559	80	447	77,429																													
FGR	612	55	337	58,375																													
FOP	338	30	101	17,495																													
FST	25	55	14	2,425																													
FST	54	55	30	5,197																													
FUS	416	100	416	72,059																													
TOTALS					6,910		5,897	1,021,478																									
EXTRA FEATURES					72 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	0812	CONCRETE C	0	0	0	0		1,878.00	SF	4.00		4.00	100	2013	2013	3	94	7,061															
2	0504	FP-ELECTRI	0	0	0	0		1.00	UT	2,000.00		2,000.00	100	1987	1987	3	62	1,240															
3	0504	FP-ELECTRI	0	0	0	0		1.00	UT	2,000.00		2,000.00	100	1987	1987	3	62	1,240															
4	0861	POOL GUNIT	0	0	0	0		160.00	SF	85.00		85.00	100	1987	1987	3	20	2,720															
5	0877	JACUZZI	0	0	0	0		1.00	UT	1,000.00		1,000.00	100	1987	1987	3	20	200															
6	1128	BRICK 12"	0	0	0	0		449.00	SF	14.00		14.00	100	1987	1987	3	83	5,217															
7	0855	CONC PAVER	0	0	0	0		105.00	SF	10.00		10.00	100	1987	1987	3	52	546															
8	1126	CB/STC 8"	0	0	42	3		126.00	SF	8.00		8.00	100	1987	1987	3	52	524															
10	1127	BRICK 8"	0	0	0	0		284.00	SF	11.00		11.00	100	1987	1987	3	83	2,593															
LAND DESCRIPTION					TOTAL OB/XF 21,341																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																