

SCHMONSEES ROBERT & JUDITH L
77 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

03-6N-29-00LP-0032-0000

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	14	WD SHINGLE 100			0500	11	6,213	147.5464	221.32	1,375,061	2007	2007	0	0	0	8.00	92.00	VALUATION BY					STANDARD												
Roof Structur	08	IRREGULAR 100			1 SFR CUST - 100% - 2009										Heated Area: 5185					HX Base Yr 2009					Tax Group: 5					Tax Dist:					
Roof Cover	12	MODULAR MT 100																							BUILDING MARKET VALUE					1,265,056					
Interior Wall	05	DRYWALL 80																							TOTAL MARKET OB/XF VALUE					64,501					
Interior Wall	06	CUST PANEL 20																							TOTAL LAND VALUE - MARKET					800,000					
Interior Floo	14	CARPET 60																							TOTAL MARKET VALUE					2,129,557					
Interior Floo	12	HARDWOOD 40																							SOH/AGL Deduction					944,203					
Air Condition	03	CENTRAL 100																							ASSESSED VALUE					1,185,354					
Heating Type	04	AIR DUCTED 100																							TOTAL EXEMPTION VALUE					HX HB 50,000					
Bedrooms		4 100																							BASE TAXABLE VALUE					1,135,354					
Bathrooms		4.5 100																							TOTAL JUST VALUE					2,129,557					
Frame	02	WOOD FRAME 100																							NCON VALUE					0					
Stories	2.	2. 100																							INCOME VALUE										
Units		0 100																							PREVIOUS YEAR MKT VALUE					1,873,370					
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	2,788	100	2,788	567,677																															
FGR	1,351	55	743	151,286																															
FOP	54	30	16	3,258																															
FOP	195	30	58	11,810																															
FOP	218	30	65	13,235																															
FSP	195	40	78	15,882																															
FUS	131	100	131	26,674																															
FUS	2,266	100	2,266	461,390																															
UOP	159	20	32	6,515																															
UOP	181	20	36	7,331																															
TOTALS	7,538		6,213	1,265,056																															
EXTRA FEATURES					77 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	0855	CONC PAVER	0 100	0	0	3,724.00	SF	10.00	10.00	100	2007	2007	3	88	32,771																				
2	0855	CONC PAVER	0 100	63	4	252.00	SF	10.00	10.00	100	2007	2007	3	88	2,218																				
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185																				
4	0410	ELEVATOR	0 100	0	0	1.00	UT	20,000.00	20,000.00	100	2007	2007	3	100	20,000																				
5	0462	ST/AL FNC	0 100	50	0	150.00	SF	10.00	10.00	100	2007	2007	3	48	720																				
6	0830	FLAGSTONE	0 100	31	9	279.00	SF	12.00	12.00	100	2007	2007	3	88	2,946																				
7	0830	FLAGSTONE	0 100	42	6	252.00	SF	12.00	12.00	100	2007	2007	3	88	2,661																				
LAND DESCRIPTION										TOTAL OB/XF										64,501															
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	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	800,000.00	800,000.00	800,000																		