

LOT 34 IN OR 932/1368
LONG POINT #1 PB 5/85-89

DUDIAK ROBERT L/MARTIN SUSAN E
73 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00LP-0034-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		5							
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	CB STUCCO 80	0500	11	5,583	148.9676	223.45	1,247,521	2003	2003	0	0	0	10.00	90.00	VALUATION BY										STANDARD								
Exterior Wall	16	WD FR STUC 20	1 SFR CUST - 100% - 2010										Heated Area: 4325										HX Base Yr 2010											
Roof Structur	08	IRREGULAR 100											Tax Group: 5										Tax Dist:											
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										1,122,769											
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										26,570											
Interior Floo	11	CLAY TILE 70											TOTAL LAND VALUE - MARKET										800,000											
Interior Floo	14	CARPET 30											TOTAL MARKET VALUE										1,949,339											
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										878,450											
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										1,070,889											
Bedrooms	4	100											TOTAL EXEMPTION VALUE										HX HB 50,000											
Bathrooms	3	100											BASE TAXABLE VALUE										1,020,889											
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										1,949,339											
Stories	2.	2. 100											NCON VALUE										0											
Units	0	100											INCOME VALUE																					
Quality	05	Quality Level 05											PREVIOUS YEAR MKT VALUE										1,700,701											
DOR CODE	0100	SINGLE FAMILY																																
MAP NUM		MKT AREA																																
NEIGHBORHOOD/LOC		10007.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	465	100	465	93,514																														
BAS	3,014	100	3,014	606,130																														
FGR	874	55	481	96,731																														
FOP	112	30	34	6,837																														
FOP	117	30	35	7,039																														
FOP	204	30	61	12,267																														
FOP	451	30	135	27,149																														
FOP	598	30	179	35,998																														
FUS	846	100	846	170,135																														
UOP	62	20	12	2,413																														
TOTALS	8,014		5,583	1,122,769																														
EXTRA FEATURES					73 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	87	1,740																		
2	0812	CONCRETE C	0	100	0	0	1,056.00	SF	4.00	4.00	100	2003	2003	3	83	3,506																		
3	0855	CONC PAVER	0	100	0	0	969.00	SF	10.00	10.00	100	2003	2003	3	83	8,043																		
4	1126	CB/STC 8"	0	100	0	0	100.00	SF	8.00	8.00	100	2003	2003	3	83	664																		
5	0855	CONC PAVER	0	100	0	0	177.00	SF	10.00	10.00	100	2003	2003	3	83	1,469																		
6	0861	POOL GUNIT	0	100	0	0	180.00	SF	85.00	85.00	100	2003	2003	3	32	4,896																		
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	21	210																		
8	0300	BOAT DCK W	0	100	118	4	472.00	SF	40.00	40.00	100	2003	2003	3	32	6,042																		
TOTAL OB/XF										26,570																								
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																	