

KELLY PETER P JR & JOYCE M
57 LONG POINT DR
FERNANDINA BEACH, FL 32034

03-6N-29-00LP-0041-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 17 CB STUCCO 100										0500 11 4,159 141.8314 212.75 884,827 2000 2000 0 0 11.50 88.50										Tax Group: 5 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 100% - 2017 Heated Area: 3321 HX Base Yr 2017										BUILDING MARKET VALUE 783,072									
Roof Cover 07 CONC TILE 100																				TOTAL MARKET OB/XF VALUE 38,284									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 800,000									
Interior Floo 11 CLAY TILE 70																				TOTAL MARKET VALUE 1,621,356									
Interior Floo 14 CARPET 30																				SOH/AGL Deduction 760,936									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 860,420									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 810,420									
Bathrooms 3.5 100																				TOTAL JUST VALUE 1,621,356									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 1,388,170									
Quality 04 Quality Level 04																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				17001250 SCRNENCL 22,498 03/01/2017									
MAP NUM MKT AREA 10																				B1633131 REPAIR POOL 45,000 09/01/2016									
NEIGHBORHOOD/LOC 10007.00																				B1632967 REMODEL 85,000 08/01/2016									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				E017923 NEW CONSTR 500 04/01/2001									
BAS 3,321 100 3,321 625,291																				B0108096 SWIM POOL 25,000 03/01/2001									
FGR 704 55 387 72,866																				B9906168 NEW CONSTR 295,000 06/01/1999									
FOP 271 30 81 15,251																													
FSP 299 40 120 22,594																													
UOP 112 20 22 4,143																													
UOP 437 20 87 16,380																													
UOP 456 20 91 17,134																													
UOP 104 20 21 3,954																													
UST 64 45 29 5,460																													
TOTALS 5,768 4,159 783,072																													
EXTRA FEATURES										57 LONG POINT DR, FERNANDINA BEACH										BLD DATE LGL DATE 04/08/2024 MLU									
																				XF DATE LAND DATE									
																				INC DATE AG DATE									
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 2000 2000 3 84 1,680																													
2 0812 CONCRETE C 0 100 0 0 1,968.00 SF 4.00 4.00 100 2000 2000 3 79 6,219																													
3 0463 FENCE GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2000 2000 3 52 156																													
4 1126 CB/STC 8" 0 100 0 0 168.00 SF 8.00 8.00 100 2000 2000 3 79 1,062																													
5 0861 POOL GUNIT 0 100 0 0 302.00 SF 85.00 85.00 100 2001 2001 3 27 6,931																													
6 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2002 2002 3 20 400																													
7 0911 SCRNM A 0 100 0 0 876.00 SF 26.25 26.25 100 2017 2017 3 78 17,936																													
8 0600 SUMMER KIT 0 100 0 0 1.00 UT 5,000.00 5,000.00 100 2017 2017 3 78 3,900																													
LAND DESCRIPTION										TOTAL OB/XF 38,284																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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																													
REVIEW DATE 02/25/2020 BY DJA Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/06/2024 BY SYS																													