

LOT 90 (EX S-1)
IN OR 2138/718
LONG POINT #1 PB 5/85-89

HUGHES ELIZABETH R/SPIRO TERRIE G
20 MARSH POINT DRIVE
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00LP-0090-0000



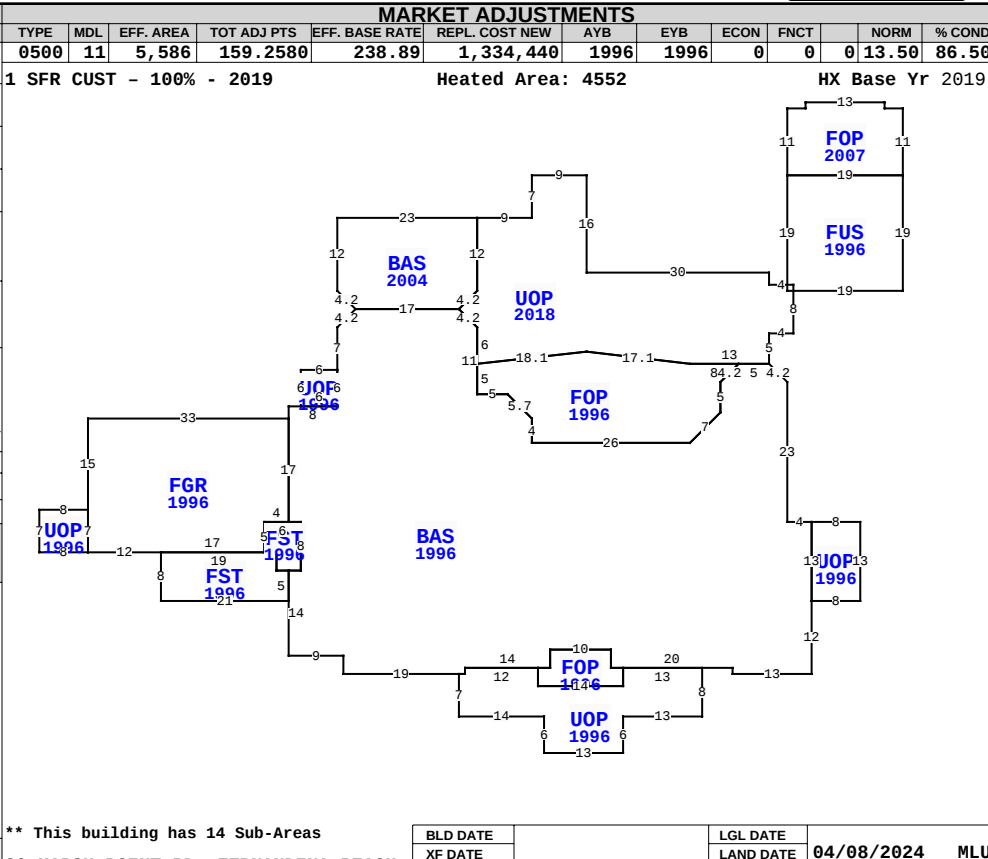
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 50
Interior Floo	19 MARBLE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100

Quality	03 Quality Level 03		
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	3,855	100	3,855	796,597
BAS	336	100	336	69,431
FGR	706	55	388	80,176
FOP	72	30	22	4,546
FOP	483	30	145	29,963
FOP	222	30	67	13,845
FST	42	55	23	4,752
FST	162	55	89	18,391
FUS	361	100	361	74,597
UOP	36	20	7	1,446
TOTALS	7,741		5,586	1,154,291

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	
2	0858	SCULP CONC	0 100	0	0	1,310.00	SF	13.00	
3	0861	POOL GUNIT	0 100	0	0	360.00	SF	127.50	
4	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	
5	0462	ST/AL FNC	0 100	0	0	576.00	SF	10.00	
6	0300	BOAT DCK W	0 100	0	0	808.00	SF	40.00	
7	0812	CONCRETE C	0 100	0	0	3,369.00	SF	4.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00



** This building has 14 Sub-Areas									
TOTAL OB/XF 82,701									
TOTAL ADJ 1,100,000.00									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					1,154,291				
TOTAL MARKET OB/XF VALUE					82,701				
TOTAL LAND VALUE - MARKET					1,100,000				
TOTAL MARKET VALUE					2,336,992				
SOH/AGL Deduction					981,596				
ASSESSED VALUE					1,355,396				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					1,305,396				
TOTAL JUST VALUE					2,336,992				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					2,087,887				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1709909	REMODEL	6,500	11/07/2017
1709278	SWIM POOL	88,300	10/19/2017
R10618	REPAIR/RRF	2,500	08/01/2007
B20360	ADDITION	15,500	08/01/2007
R046328	REPAIR/RRF	2,500	06/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2138/0718	8/04/2017	WD	Q	I	01	1,550,000	
GRANTOR: ROBERSON MARK A & GAI							
GRANTEE: HUGHES ELIZABETH R							
2008/1481	10/14/2015	WD	Q	I	01	1,200,000	
GRANTOR: GIEG PATRICIA ANN REV							
GRANTEE: ROBERSON MARK A & G							

BUILDING NOTES									
BAS=[YR=1996] L3 U3 UOP=[YR=2018] N5 E4 N8W4 N2W30N16									
W9S7W9 BAS=[YR=2004] W23 S12 R3 D3 E17 U3 R3 N12\$ S12									
L3 D3 D3 R3 S6 FOP=[YR=1996] S5 E5 D4 R4 S4 E26 U5 R5									
N5 U3 R3 W8 U2 L17 D2 L18 \$ U2 R18 R17 D2 E13\$ W5 D3									
L3 S5 D5 L5 W26 N4 U4 L4 W5 N11 U3 L3 W17 D3 L3 S7									
UOP=[YR=1996] W6 S6 E6 N6 \$ S6 W8 S2 FGR=[YR=1996] W33 S15									
UOP=[YR=1996] W8 S7 E8 N7 \$ S7 E12 FST=[YR=1996] S8 E21 N5									
FST=[YR=1996] E2 N8 W6 S5E2 S3 E2 \$ W2 N3 W19 \$ E17 N5 E4									
N17 \$ S17 E2 S8 W2 S14 E9 S3 E19 UOP=[YR=1996] S7 E14 S6 E13									
N6 E13 N8 W13 FOP=[YR=1996] W2 N3 W10 S3 W2 S3 E14 N3 \$ S3									
W14 N3 W12 S1 W1 \$ E1 N1 E14 N3 E10 S3 E20 S1 E13 N12									
UOP=[YR=1996] E8 N13 W8 S13 \$ N13 W4 N23 \$ PTR= N15									