

LOT 4 IN OR 2074/1403 & DOCK
ESMT RGTS PT OR 1066/1545
(EX DOCK ESMT PT OR 1066/1545

WEISS TAWNIA KAY & CHARLES B
155 LONG POINT DR
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00TP-0004-0000



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	16	WD FR STUC 70	0500	01	5,463	116.0900	174.14	951,327	2005	2005	0	0	0	9.00	91.00	STANDARD																																		
Exterior Wall	17	CB STUCCO 30	1 SFR CUST - 100% - 2017										Heated Area: 4452										HX Base Yr 2017																											
Roof Structur	08	IRREGULAR 100																																																
Roof Cover	11	SLATE 100																																																
Interior Wall	05	DRYWALL 100																																																
Interior Floo	12	HARDWOOD 50																																																
Interior Floo	14	CARPET 50																																																
Air Condition	03	CENTRAL 100																																																
Heating Type	04	AIR DUCTED 100																																																
Bedrooms	4	100																																																
Bathrooms	5.5	100																																																
Frame	02	WOOD FRAME 100																																																
Stories	3.	3. 100																																																
Units	0	100																																																
Occupancy	00	NONE 100																																																
Quality	03	Quality Level 03																																																
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	840	100	840	133,113																																														
FGR	696	55	383	60,693																																														
FOP	126	30	38	6,021																																														
FOP	138	30	41	6,497																																														
FOP	144	30	43	6,814																																														
FOP	144	30	43	6,814																																														
FOP	260	30	78	12,361																																														
FSP	322	40	129	20,442																																														
FSP	408	40	163	25,830																																														
FST	60	55	33	5,230																																														
TOTALS	7,048		5,463	865,708																																														
EXTRA FEATURES					155 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 PAVR	0	100	0	0	1,357.00	SF	10.00	10.00	100	2005	2005	3	86	11,670																																		
2	1126	CB/STC 8"	0	100	0	0	88.00	SF	8.00	8.00	100	2005	2005	3	86	605																																		
3	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2005	2005	3	89	3,560																																		
4	0410	ELEVATOR	0	100	0	0	1.00	UT	15,100.00	15,100.00	100	2005	2005	3	100	15,100																																		