LOT 11
THE POINTE @ LONG POINT
PB 6/155-156

VILLANI VINCENT F & GAIL A JOINT REV TRUST/VILLANI
154 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00TP-0011-0000

BUILDING CHARACTERISTICS

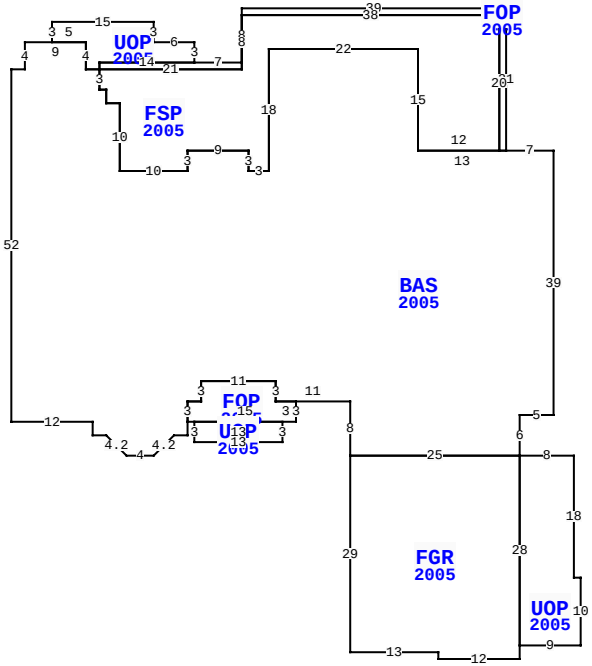
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,770	100	3,770	837,023
FGR	737	55	405	89,919
FOP	80	30	24	5,329
FOP	81	30	24	5,329
FSP	698	40	279	61,944
UOP	39	20	8	1,776
UOP	95	20	19	4,219
UOP	234	20	47	10,435
TOTALS	5,734		4,576	1,015,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,576	162.6560	243.98	1,116,452	2005	2005	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2006 Heated Area: 3770 HX Base Yr 2006



154 LONG POINT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,015,971
TOTAL MARKET OB/XF VALUE		20,352
TOTAL LAND VALUE - MARKET		862,500
TOTAL MARKET VALUE		1,898,823
SOH/AGL Deduction		801,549
ASSESSED VALUE		1,097,274
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,047,274
TOTAL JUST VALUE		1,898,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,738,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413708	NEW CONSTR	450,000	09/01/2004
R046680	REPAIR/RRF	8,000	09/01/2004
B0413294	FOUNDATION	6,000	07/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2255/0854	12/21/2018	QC	U	I	11	100
GRANTOR: VILLANI VINCENT & GAI						
GRANTEE: VILLANI VINCENT & G						
2247/0049	12/21/2018	QC	U	I	11	100
GRANTOR: VILLANI VINCENT & GAI						
GRANTEE: VILLANI VINCENT & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W7 FOP=[YR=2005] N21 W39 S8 W7 UOP=[YR=2005] N3 W6 N3 W15 S3 E5 S4 E2 FSP=[YR=2005] S3 E1 S2 E2 S10 E10 N3 E9 S3 E3 N18 E22 S15 E12 N20 W38 S8 W21 $ N1 E14 $ W14 S1 E21 N8 E38 S20 E1 $ W13 N15 W22 S18 W3 N3 W9 S3 W10 N10 W2 N2 W1 N3 W2 N4 W9 S4 W2 S52 E12 S2 E2 D3 R3 E4 U3 R3 E2N2 FOP=[YR=2005] E1 UOP=[YR=2005] S3 E13 N3 W13 $ E15 N3 W3 N3 W11 S3 W2 S3 $ N3 E2 N3 E11 S3 E11S8 FGR=[YR=2005] S29 E13 S1 E12 N2 UOP=[YR=2005] E9 N10 W1 N18 W8 S28 $ N28 W25 $ E25 N6 E5 N39 $.

EXTRA FEATURES

LN	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	2005	2005	3	89	1,780	
2	0855	CONC PAVER	0	100	0	0	1,899.00	SF	10.00	10.00	100	2005	2005	3	86	16,331	
3	1126	CB/STC 8"	0	100	0	0	297.00	SF	8.00	8.00	100	2005	2005	3	86	2,043	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	66	198	

LAND DESCRIPTION

TOTAL OB/XF 20,352

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.15	750,000.00	862,500.00	862,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 862,500 Market: 0 Agricultural: 0 Common: 862,500 PRINTED 08/06/2024 BY SYS