

BELDEN RICHARD & SHIRLEY
152 LONG POINT DR
FERNANDINA BEACH, FL 32034

03-6N-29-00TP-0012-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
CD										STANDARD										5									
17 CB STUCCO 100										0500 11 4,064 151.8957 227.84 925,942 2006										EYB 2006 ECON FNCT 0 0 8.50 91.50									
08 IRREGULAR 100										1 SFR CUST - 100% - 2021										Heated Area: 3108 HX Base Yr 2021									
07 CONC TILE 100										2536										2536									
05 DRYWALL 100										2536										2536									
12 HARDWOOD 70										2536										2536									
11 CLAY TILE 30										2536										2536									
03 CENTRAL 100										2536										2536									
04 AIR DUCTED 100										2536										2536									
3 100										2536										2536									
3.5 100										2536										2536									
02 WOOD FRAME 100										2536										2536									
1. 1. 100										2536										2536									
0 100										2536										2536									
05 Quality Level 05										2536										2536									
0100 SINGLE FAMILY										2536										2536									
MKT AREA										10										10									
10007.00										2536										2536									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE										2536										2536									
BAS 3,108 100 3,108 647,936										2536										2536									
FGR 407 55 224 46,698										2536										2536									
FGR 535 55 294 61,291										2536										2536									
FOP 84 30 25 5,212										2536										2536									
FOP 160 30 48 10,006										2536										2536									
FSP 450 40 180 37,525										2536										2536									
PTO 72 5 4 834										2536										2536									
UOP 21 20 4 834										2536										2536									
UOP 40 20 8 1,668										2536										2536									
UOP 112 20 22 4,586										2536										2536									
TOTALS 5,724 4,064 847,237										2536										2536									
EXTRA FEATURES										152 LONG POINT DR, FERNANDINA BEACH										04/08/2024 MLU									
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										2536										2536									
1 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2006 2006 3 90 1,800										2536										2536									
2 0855 CONC PAVER 0 100 0 0 2,065.00 SF 10.00 10.00 100 2006 2006 3 87 17,966										2536										2536									
3 0600 SUMMER KIT 0 100 0 0 1.00 UT 5,000.00 5,000.00 100 2006 2006 3 27 1,350										2536										2536									
4 0855 CONC PAVER 0 100 4 3 12.00 SF 10.00 10.00 100 2006 2006 3 87 104										2536										2536									
5 0861 POOL GUNIT 0 100 0 0 280.00 SF 85.00 85.00 100 2006 2006 3 44 10,472										2536										2536									
6 0877 JACUZZI 0 100 0 0 1.00 UT 1,000.00 1,000.00 100 2006 2006 3 27 270										2536										2536									
7 1100 VAC SYSTEM 0 100 0 0 1.00 UT 800.00 800.00 100 2006 2006 3 27 216										2536										2536									
8 0911 SCRNM RM A 0 100 0 0 920.00 SF 17.50 17.50 100 2006 2006 3 27 4,347										2536										2536									
LAND DESCRIPTION										TOTAL OB/XF 36,525										36,525									
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										2536										2536									
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										2536										2536									
REVIEW DATE 11/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 862,500 Market: 0 Agricultural: 0 Common: 862,500 PRINTED 08/06/2024 BY SYS										2536										2536									