

WOLF THOMAS W & BARBARA REV LIVING TRUST/WOLF THOMAS
150 LONG POINT DR
FERNANDINA BEACH, FL 32034

03-6N-29-00TP-0013-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 70

Exterior Wall17CB STUCCO 30

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4100

Bathrooms4.5100

Frame Stories Units02WOOD FRAME 100
3.100
0100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA10

NEIGHBORHOOD/LOC10007.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,1691001,169237,180

DCK561061,217

DCK801081,624

DCK10810112,232

FGR1,37355755153,183

FOP10830326,492

FOP3653011022,318

FOP5403016232,868

FOP6603019840,173

FST126556913,999

TOTALS9,7507,2421,469,340

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDOYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10825BRICK010000140.00SF12.5012.50100200220023951,663

20504FP-ELECTRI0100001.00UT2,000.002,000.00100200220023861,720

30855CONC PAVER0100002,022.00SF10.0010.001002005200538617,389

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHT FACT% CONDOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000140CSFR GOLF A100PUD0.000.001.00LT1.001.001.00750,000.00750,000.00750,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 750,000Market: 0Agricultural: 0Common: 750,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0500117,242142.3784213.571,546,67420022013005.0095.00

1 SFR CUST - 100% - 2023Heated Area: 5687HX Base Yr 2023

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 5Tax Dist:

BUILDING MARKET VALUE1,469,340

TOTAL MARKET OB/XF VALUE20,772

TOTAL LAND VALUE - MARKET750,000

TOTAL MARKET VALUE2,240,112

SOH/AGL Deduction426,516

ASSESSED VALUE1,813,596

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE1,763,596

TOTAL JUST VALUE2,240,112

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE2,074,203

PERMIT NUMDESCRIPTIONAMTISSUED

20010724SWIM POOL001/01/2021

B0108025NEW CONSTR400,00002/01/2001

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2646/16206/08/2023QCUII11100

GRANTOR:WOLF THOMAS W & BARBA

GRANTEE:WOLF THOMAS W & BAR

2559/02484/26/2022WDQII022,625,000

GRANTOR:QUACKENBUSH GLENN W &

GRANTEE:WOLF THOMAS W & BAR

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2002] W45 S12 BAS=[YR=2002] S19 UOP=[YR=2002] W10 S9 E10 N9 \$S16 FST=[YR=2002] S10 E6 S5 FGR=[YR=2002] S14 E16 N2 E7 S2 E16 N35 FST=[YR=2002] E6 N21 W6 S21 \$ N8 W29 S29 W10 \$ E10 N15 W16 \$ E16 N14 E29 N21 W45 \$ E45 N12 \$ PTR=E15 FOP=[YR=2002] E51 DCK=[YR=2002] E4 S20 DCK=[YR=2002] S14 W4 FUS=[YR=2002] S6 W6 S36 FOP=[YR=2002] S9 W12 UOP=[YR=2002] S6 E2 S6 W1 UOP=[YR=2002] S2 E3 S5 W3 S1 W16 N8 E16 \$ W18 N6 E2 N6 E15 \$ W27 N9 E16 N2 E7 S2 E16 \$ W16 N2 W7 S2 W16 N19 W6 N45 E45 S8 E6 S14 \$ N14 E4 \$ W4 N20 \$ S20 W6 N8 W45 N12 \$ W15 \$ PTR= N10 FUS=[YR=2002] N15 E5 N6 E8 N22 W8 N13 W3 N8 FOP=[YR=2002] N6 DCK=[YR=2002] N6 W18 S6 E18 \$ W18 S6 E18 \$ W18 S21 W10 S22 E10 S6 W3 S7 E5 S8 E14 \$ S10 \$.