LOT 1
IN OR 1923/169
IN OR 1653/157

BALDACCI DAVID F & MICHELLE A
2203 ARYNESS DRIVE
VIENNA, VA 22181

2025

03-6N-29-00LP-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,209	100	2001	4,209	1,155,695
FGR	813	55	2001	447	122,736
FOP	1,862	30	2001	559	153,489
FUS	1,692	100	2001	1,692	464,584
UOP	2,291	20	2001	458	125,756
TOTALS	10,867			7,365	2,022,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	7,365	192.0235	303.40	2,234,541	2001	2005	0	0	0	9.50	90.50

1 SFR CUST – 0% - 0 Heated Area: 5901 HX Base Yr

18 LONG POINT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	2,022,260
TOTAL MARKET OB/XF VALUE	24,285
TOTAL LAND VALUE - MARKET	750,000
TOTAL MARKET VALUE	2,796,545
SOH/AGL Deduction	559,731
ASSESSED VALUE	2,236,814
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,236,814
TOTAL JUST VALUE	2,796,545
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,705,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1810477	KITH/BATH	60,000	10/17/2018
M014935	H/AC	0	03/01/2001
B0007611	SWIM POOL	34,000	10/01/2000
B0007327	NEW CONSTR	400,000	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1923/0169	6/16/2014	WD	Q	I	01	1,650,000
GRANTOR: BENNINGHOFF CLYDE A &						
GRANTEE: BALDACCI DAVID G &						
1653/0157	9/28/2009	QC	U	I	11	200,000
GRANTOR: BENNINGHOFF CLYDE A						
GRANTEE: BENNINGHOFF CLYDE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] 4209$ FUS=[YR=2001] 1692$ FGR=[YR=2001] 813$
FOP=[YR=2001] 1862$ UOP=[YR=2001] 2291$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	84	1,680	
2	0812	CONCRETE C	0	0	0	0	4,282.00	SF	4.00	4.00	100	2001	2001	3	79	13,531	
3	0861	POOL GUNIT	0	0	0	0	336.00	SF	85.00	85.00	100	2001	2001	3	25	7,140	
4	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
5	1126	CB/STC 8"	0	0	0	0	211.00	SF	8.00	8.00	100	2001	2001	3	79	1,334	
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 24,285

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	RES GOLF	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000							

REVIEW DATE 10/23/2024 BY DJ Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 07/30/2025 BY SYS