LOT 10
IN OR 2223/1326
ESMT OR 1797/681

RUDD RICHARD & LINDA
PO BOX 2339
CORNELIUS, NC 28031

2025

03-6N-29-00LP-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05

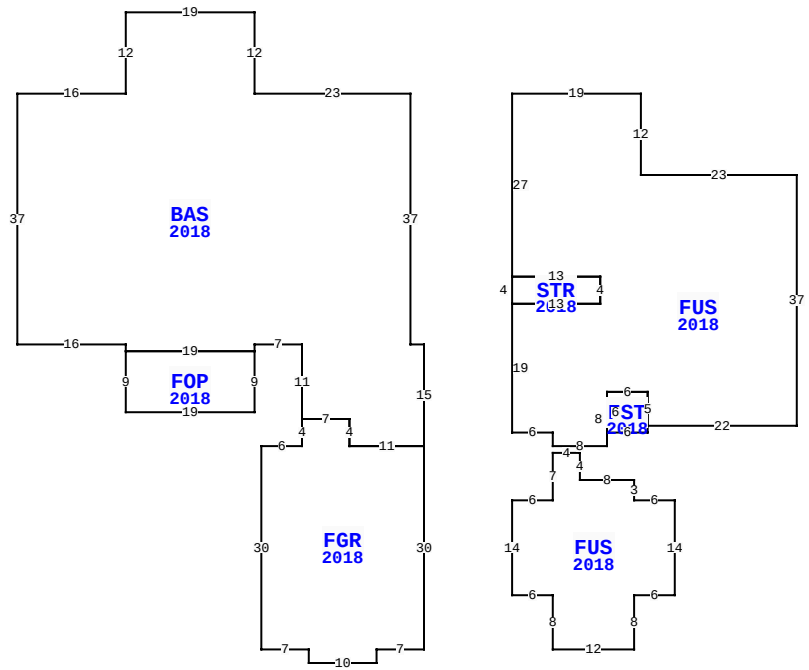
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,635	100	2018	2,635	612,556
FGR	768	55	2018	422	98,102
FOP	171	30	2018	51	11,856
FST	36	55	2018	20	4,650
FUS	484	100	2018	484	112,515
FUS	1,730	100	2018	1,730	402,172
STR	52	10	2018	5	1,162
TOTALS	5,876			5,347	1,243,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,347	150.9056	238.43	1,274,885	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 0% - 0 Heated Area: 4849 HX Base Yr



36 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	1,243,013
TOTAL MARKET OB/XF VALUE	31,777
TOTAL LAND VALUE - MARKET	750,000
TOTAL MARKET VALUE	2,024,790
SOH/AGL Deduction	304,843
ASSESSED VALUE	1,719,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,719,947
TOTAL JUST VALUE	2,024,790
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,967,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809096	CO ISSUED	0	09/06/2018
B1709987	NEW CONSTR	595,160	01/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2223/1326	9/14/2018	WD	Q	I	01	1,375,000
GRANTOR: KOSTICH DEVELOPMENT I						
GRANTEE: RUDD RICHARD & LIND						
2134/0644	7/14/2017	WD	Q	V	01	250,000
GRANTOR: NANCY G OWENS REVOCAB						
GRANTEE: KOSTICH DEVELOPMENT						

BUILDING NOTES

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	0855	CONC PAVER	0	0	0	0	2,252.00	SF	7.00	7.00	100	2018	2018	3	97	15,291	
2	0855	CONC PAVER	0	0	0	0	648.00	SF	10.00	10.00	100	2018	2018	3	97	6,286	
3	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2018	2018	3	100	10,200	

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W23 N12 W19 S12 W16 S37 E16 S1 E19 N1 E7 S11 E7 S4 E11 N15 W2 N37 $
FUS=[YR=2018;ORIG=15,0] E19 S12 E23 S37 W22 N5 W6 S8 W8 N2 W6 N19 E13 N4 W13 N27 $
FGR=[YR=2018;ORIG=-16,48] S4 W6 S30 E7 S2 E10 N2 E7 N30 W11 N4 W7 $
FUS=[YR=2018;ORIG=15,60] E6 N7 E4 S4 E8 S3 E6 S14 W6 S8 W12 N8 W6 N14 $
FOP=[YR=2018;ORIG=-42,38] S9 E19 N9 W19 $
STR=[YR=2018;ORIG=15,31] N4 E13 S4 W13 $
FST=[YR=2018;ORIG=35,49] N5 W6 S6 E6 N1 $
PTR=[ORIG=0,0] E15 W15 $

LAND DESCRIPTION

TOTAL OB/XF 31,777

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 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 07/30/2025 BY SYS