

LOT 32
IN OR 1296/629
LONG POINT #1 PB 5/85-89

SCHMONSEES ROBERT & JUDITH L
77 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0032-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall	14	WD SHINGLE 100	0500	11	6,213	147.5464	233.12	1,448,375	2007	2007		0	0	8.50	91.50	STANDARD																			
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2009										Heated Area: 5185					HX Base Yr 2009																	
Roof Cover	12	MODULAR MT 100																																	
Interior Wall	05	DRYWALL 80																																	
Interior Wall	06	CUST PANEL 20																																	
Interior Floo	14	CARPET 60																																	
Interior Floo	12	HARDWOOD 40																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms	4	100																																	
Bathrooms	4.5	100																																	
Frame	02	WOOD FRAME 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	2,788	100	2007	2,788	594,694																														
FGR	1,351	55	2007	743	158,485																														
FOP	54	30	2007	16	3,413																														
FOP	195	30	2007	58	12,372																														
FOP	218	30	2007	65	13,865																														
FSP	195	40	2007	78	16,637																														
FUS	131	100	2007	131	27,943																														
FUS	2,266	100	2007	2,266	483,349																														
UOP	159	20	2007	32	6,826																														
UOP	181	20	2007	36	7,679																														
TOTALS	7,538			6,213	325,263																														
EXTRA FEATURES						77 LONG POINT DR, FERNANDINA BEACH																													
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																		
1	0855	CONC PAVER	0	100	0	0	3,724.00	SF	10.00	10.00	100	2007	2007	3	87	32,399																			
2	0855	CONC PAVER	0	100	63	4	252.00	SF	10.00	10.00	100	2007	2007	3	87	2,192																			
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150																			
4	0410	ELEVATOR	0	100	0	0	1.00	UT	20,000.00	20,000.00	100	2007	2007	3	100	20,000																			
5	0462	ST/AL FNC	0	100	50	0	150.00	SF	10.00	10.00	100	2007	2007	3	44	660																			
6	0830	FLAGSTONE	0	100	31	9	279.00	SF	12.00	12.00	100	2007	2007	3	87	2,913																			
7	0830	FLAGSTONE	0	100	42	6	252.00	SF	12.00	12.00	100	2007	2007	3	87	2,631																			
LAND DESCRIPTION						TOTAL OB/XF										63,945																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	800,000.00	800,000.00	800,000																		
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