

LOT 39
IN OR 2217/50
LONG POINT #1 PB 5/85-89

DEMILT RONALD & ZORIANNA
61 LONG POINT DR
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0039-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																								
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	17	CB STUCCO 100	0500	11	5,470	145.9656	230.63	1,261,546	2023	2023	0	0	0	0.50	99.50	VALUATION BY	STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2024													Heated Area: 4445		HX Base Yr 2024																								
Roof Cover	07	CONC TILE 100															BUILDING MARKET VALUE																									
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE																									
Interior Floo	12	HARDWOOD 70															TOTAL LAND VALUE - MARKET																									
Interior Floo	11	CLAY TILE 30															TOTAL MARKET VALUE																									
Air Condition	03	CENTRAL 100															SOH/AGL Deduction																									
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE																									
Bedrooms		3 100															TOTAL EXEMPTION VALUE																									
Bathrooms		3.5 100															BASE TAXABLE VALUE																									
Frame	04	REIN CONC 100															TOTAL JUST VALUE																									
Stories	1.	1. 100	NCON VALUE																																							
Units		0 100	INCOME VALUE																																							
Quality			04	Quality Level 04													PREVIOUS YEAR MKT VALUE																									
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	4,445	100	2024	4,445	1,020,024																																					
FGR	1,031	55	2024	567	130,113																																					
FOP	25	30	2024	8	1,836																																					
FOP	56	30	2024	17	3,901																																					
FOP	70	30	2024	21	4,819																																					
FOP	713	30	2024	214	49,108																																					
STP	32	10	2024	3	689																																					
STP	66	10	2024	7	1,606																																					
UOP	941	20	2024	188	43,141																																					
TOTALS	7,379			5,470	1,255,238																																					
EXTRA FEATURES						61 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	2,160.00	SF	10.00	10.00	100	2024	2023		100	21,600																										
2	0861	POOL GUNIT	0	100	0	0	506.00	SF	85.00	85.00	100	2024	2023		98	42,150																										
3	0502	FP-CUSTOM	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2024	2023		100	10,000																										