

LOT 11
THE POINTE @ LONG POINT
PB 6/155-156

VILLANI VINCENT F & GAIL A JOINT REV TRUST/VILLANI
154 LONG POINT DRIVE
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00TP-0011-0000



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	PAGE 1 of 1 5														
Exterior Wall	17	CB STUCCO 100	0500	11	4,576	162.6560	257.00	1,176,032	2005	2005	0	0	0	9.50	90.50	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2006													Heated Area: 3770 HX Base Yr 2006													
Roof Cover	07	CONC TILE 100															Tax Group: 5 Tax Dist:												
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 1,064,309												
Interior Floo	12	HARDWOOD 80															TOTAL MARKET OB/XF VALUE 19,900												
Interior Floo	11	CLAY TILE 20															TOTAL LAND VALUE - MARKET 862,500												
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 1,946,709												
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 817,614												
Bedrooms	3	100															ASSESSED VALUE 1,129,095												
Bathrooms	4	100															TOTAL EXEMPTION VALUE HX HB 50,722												
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 1,078,373												
Stories	1.	1. 100															TOTAL JUST VALUE 1,946,709												
Units	0	0 100	NCON VALUE 0																										
			INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE 1,898,823																										
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	3,770	100	2005	3,770	876,845																								
FGR	737	55	2005	405	94,197																								
FOP	80	30	2005	24	5,582																								
FOP	81	30	2005	24	5,582																								
FSP	698	40	2005	279	64,891																								
UOP	39	20	2005	8	1,861																								
UOP	95	20	2005	19	4,419																								
UOP	234	20	2005	47	10,931																								
TOTALS	5,734			4,576	1,064,309																								
EXTRA FEATURES						154 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760													
2	0855	CONC PAVER	0	100	0	0	1,899.00	SF	10.00	10.00	100	2005	2005	3	84	15,952													
3	1126	CB/STC 8"	0	100	0	0	297.00	SF	8.00	8.00	100	2005	2005	3	84	1,996													
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	64	192													
BLD DATE LGL DATE 04/08/2024 MLU																													
XF DATE LAND DATE																													
INC DATE AG DATE																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=2005] W7 FOP=[YR=2005] N21 W39 S8 W7 UOP=[YR=2005] N3 W6 N3 W15 S3 E5 S4 E2 FSP=[YR=2005] S3 E1 S2 E2 S10 E10 N3 E9 S3 E3 N18 E22 S15 E12 N20 W38 S8 W21 \$ N1 E14 \$ W14 S1 E21 N8 E38 S20 E1 \$ W13 N15 W22 S18 W3 N3 W9 S3 W10 N10 W2 N2 W1 N3 W2 N4 W9 S4 W2 S52 E12 S2 E2 D3 R3 E4 U3 R3 E2N2 FOP=[YR=2005] E1 UOP=[YR=2005] S3 E13 N3 W13 \$ E15 N3 W3 N3 W11 S3 W2 S3 \$ N3 E2 N3 E11 S3 E11S8 FGR=[YR=2005] S29 E13 S1 E12 N2 UOP=[YR=2005] E9 N10 W1 N18 W8 S28 \$ N28 W25 \$ E25 N6 E5 N39 \$.																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.15	750,000.00	862,500.00	862,500												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 862,500 Market: 0 Agricultural: 0 Common: 862,500 PRINTED 07/30/2025 BY SYS																													