

LOT 12
THE POINTE @ LONG POINT
PB 6/155-156

BELDEN RICHARD
152 LONG POINT DR
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00TP-0012-0000



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	4,064	151.8957	240.00	975,360	2006	2006	0	0	0	9.00	91.00	STANDARD																																										
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2021														Heated Area: 3108														HX Base Yr 2021																											
Roof Cover	07	CONC TILE 100															VALUATION BY														Tax Group: 5														Tax Dist:													
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE														887,578																											
Interior Floo	12	HARDWOOD 70															TOTAL MARKET OB/XF VALUE														34,466																											
Interior Floo	11	CLAY TILE 30															TOTAL LAND VALUE - MARKET														862,500																											
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE														1,784,544																											
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction														621,032																											
Bedrooms	3	100															ASSESSED VALUE														1,163,512																											
Bathrooms	3.5	100															TOTAL EXEMPTION VALUE														HX HB WR																											
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE														1,107,790																											
Stories	1.	100															TOTAL JUST VALUE														1,784,544																											
Units	0	100	NCON VALUE														0																																									
			INCOME VALUE														PREVIOUS YEAR MKT VALUE														1,746,262																											
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	3,108	100	2006	3,108	678,787																																																					
FGR	407	55	2006	224	48,922																																																					
FGR	535	55	2006	294	64,210																																																					
FOP	84	30	2006	25	5,460																																																					
FOP	160	30	2006	48	10,483																																																					
FSP	450	40	2006	180	39,312																																																					
PTO	72	5	2006	4	874																																																					
UOP	21	20	2006	4	874																																																					
UOP	40	20	2006	8	1,747																																																					
UOP	112	20	2006	22	4,805																																																					
TOTALS	5,724			4,064	887,578																																																					
EXTRA FEATURES						152 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	2006	2006	3	89	1,780																																										
2	0855	CONC PAVER	0	100	0	0	2,065.00	SF	10.00	10.00	100	2006	2006	3	86	17,759																																										
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	24	1,200																																										
4	0855	CONC PAVER	0	100	4	3	12.00	SF	10.00	10.00	100	2006	2006	3	86	103																																										
5	0861	POOL GUNIT	0	100	0	0	280.00	SF	85.00	85.00	100	2006	2006	3	40	9,520																																										
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	24	240																																										
8	0911	SCRN RM A	0	100	0	0	920.00	SF	17.50	17.50	100	2006	2006	3	24	3,864																																										
LAND DESCRIPTION						TOTAL OB/XF														34,466																																						
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	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 11/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 862,500 Market: 0 Agricultural: 0 Common: 862,500 PRINTED 07/30/2025 BY SYS																																																										