LOT 14
IN OR 2001/1403
ESMT PT OR 943/963

SCHELLER WALTER J III & GINA M
2083 BLAIRMONT DR
PITTSBURGH, PA 15241

2025

03-6N-29-00TP-0014-0000

BUILDING CHARACTERISTICS

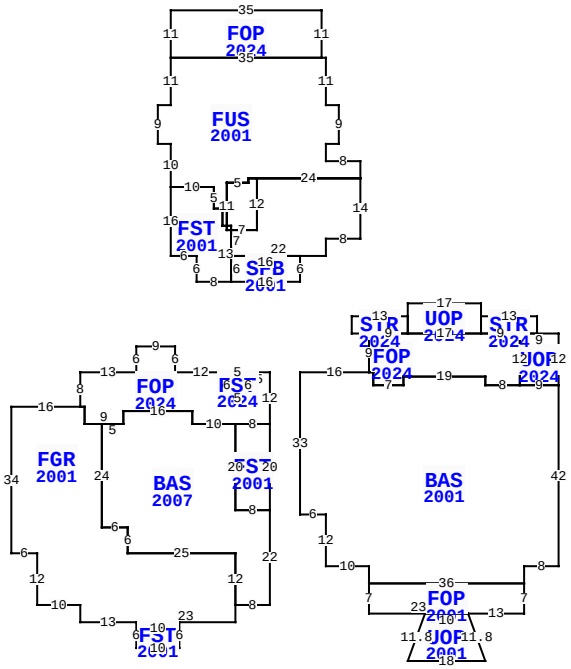
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	19	MARBLE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	03	Quality Level 03
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	2,681	100	2001	2,681	622,355
BAS	1,118	100	2007	1,118	259,527
FGR	1,430	55	2001	786	182,459
FOP	252	30	2001	76	17,642
FOP	379	30	2024	114	26,463
FOP	385	30	2024	116	26,928
FOP	500	30	2024	150	34,820
FST	60	55	2001	33	7,661
FST	160	55	2001	88	20,428
FST	244	55	2001	134	31,106
TOTALS	9,478			7,134	1,656,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	7,134	166.0144	262.30	1,871,248	2001	2001	0	0	0	11.50	88.50

1 SFR CUST – 0% - 0 Heated Area: 5534 HX Base Yr



** This building has 18 Sub-Areas

148 LONG POINT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,656,054
TOTAL MARKET OB/XF VALUE	32,713
TOTAL LAND VALUE - MARKET	750,000
TOTAL MARKET VALUE	2,438,767
SOH/AGL Deduction	338,708
ASSESSED VALUE	2,100,059
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,100,059
TOTAL JUST VALUE	2,438,767
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,364,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007833	NEW BAL	214,311	06/20/2023
20061135	H/AC	2,500	05/24/2006
B0047529	NEW CONSTR	300,000	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2001/1403	9/09/2015	SW	U	I	12	820,000
GRANTOR: BANK OF AMERICA N A						
GRANTEE: SCHELLER WALTER J I						
1937/1537	9/17/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF AMERICA N A						

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	0812	CONCRETE C	0	0	0	0	2,522.00	SF	4.00	4.00	100	2001	2001	3	79	7,970	
2	0861	POOL GUNIT	0	0	0	0	467.00	SF	85.00	85.00	100	2001	2001	3	25	9,924	
3	0845	KOOL DECK	0	0	0	0	845.00	SF	7.25	7.25	100	2001	2001	3	79	4,840	
4	0858	SCULP CONC	0	0	0	0	478.00	SF	13.00	13.00	100	2001	2001	3	94	5,841	
5	0825	BRICK	0	0	0	0	21.00	SF	12.50	12.50	100	2001	2001	3	94	247	
6	0858	SCULP CONC	0	0	0	0	177.00	SF	13.00	13.00	100	1993	1993	3	88	2,025	
7	1127	BRICK 8"	0	0	0	0	18.00	SF	11.00	11.00	100	2001	2001	3	94	186	
8	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	84	1,680	

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=10,0] E16 E1 S3 E7 N2 E19 S2 E8 E9 S42 W8 S4 W36 N4 W10 N12 W6 N33 $
FUS=[YR=2001;ORIG=0,-45] W2 S1 W5 S11 E7 N12 E24 N4 W8 N4 E3 N9 W3 N11 W1 W35 S11 W3 S9 E3 S10 E10 S5 E2 S4 E2 S7 E22 N4 E8 N14 W24 S12 W7 N11 E5 N1 E2 $
FGR=[YR=2001;ORIG=-41,8] W16 S34 E6 S12 E10 S4 E13 E23 N4 N12 W25 N6 W6 N24 W4 N4 W1 $
BAS=[YR=2007;ORIG=-5,54] E8 N22 W8 N20 W10 N3 W16 S3 W5 S24 E6 S6 E25 S12 $
FOP=[YR=2024;ORIG=-40,12] E9 N3 E16 S3 E10 E8 N12 W5 S6 W5 N6 W12 N6 W9 S6 W13 S8 E1 S4 $
FOP=[YR=2024;ORIG=-20,-73] E35 N11 W35 S11 $

LAND DESCRIPTION

TOTAL OB/XF 32,713

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 02/28/2024 BY TW Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 07/30/2025 BY SYS