

LOT 1
OAK POINT @ LONG POINT PB5/187

MAGUIRE ROBERT T & FRANCES M L/E/
1 OAK POINT DR
FERNANDINA BEACH, FL 32034

2023

03-6N-29-000P-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

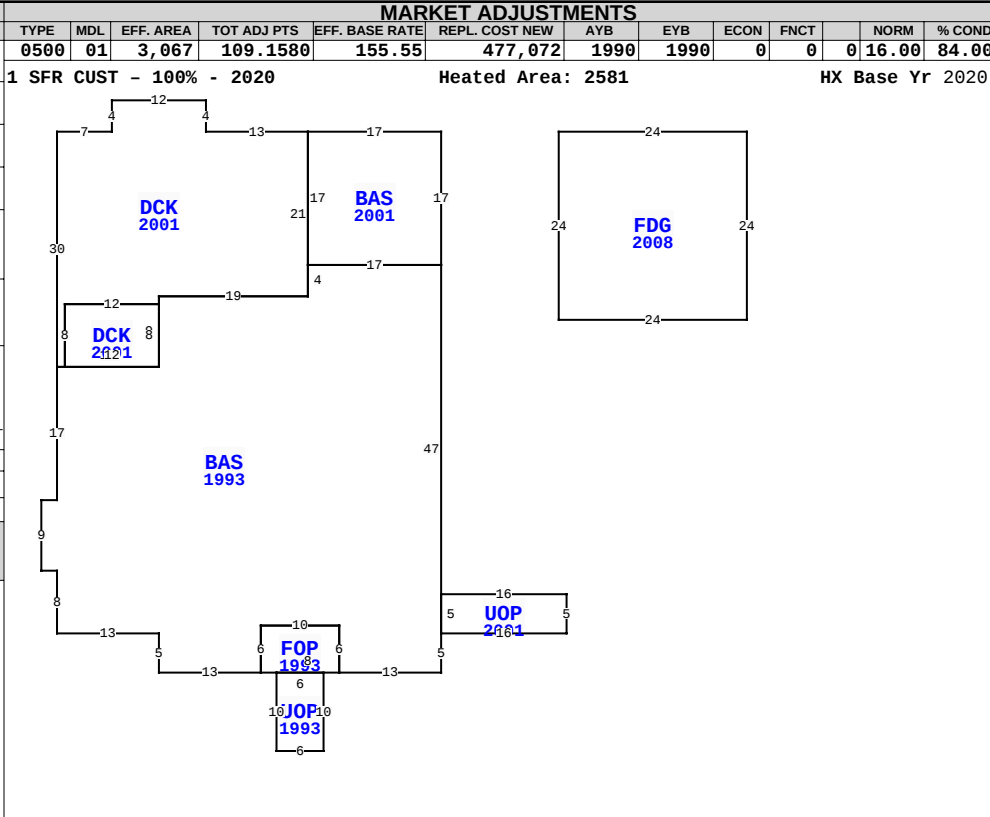
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,292	100	2,292	299,478
BAS	289	100	289	37,761
DCK	96	10	10	1,307
DCK	837	10	84	10,975
FDG	576	60	346	45,209
FOP	60	30	18	2,352
UOP	60	20	12	1,568
UOP	80	20	16	2,091

TOTALS	4,290		3,067	400,740
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
4	0858	SCULP CONC	0	100	8	80.00	SF	13.00	13.00
5	1126	CB/STC 8"	0	100	12	48.00	SF	8.00	8.00
6	0855	CONC PAVER	1	100	0	1,134.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00



1 OAK POINT DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
13,883									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 5	Tax Dist:								
BUILDING MARKET VALUE	400,740								
TOTAL MARKET OB/XF VALUE	13,883								
TOTAL LAND VALUE - MARKET	500,000								
TOTAL MARKET VALUE	914,623								
SOH/AGL Deduction	311,400								
ASSESSED VALUE	603,223								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	553,223								
TOTAL JUST VALUE	914,623								
NCON VALUE	8,528								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	701,351								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018283	ADDITION	0	05/01/2001
6197	NEW CONSTR	133,723	01/05/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2630/1211	4/04/2023	LE	U	I	11	0	
GRANTOR: MAGUIRE ROBERT T & FR							
GRANTEE: MAGUIRE MARCY F & M							
2288/1245	7/08/2019	WD	Q	I	01	650,000	
GRANTOR: WILLIAMS PATRICIA C							
GRANTEE: MAGUIRE ROBERT T &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W17 DCK=[YR=2001] W13 N4 W12 S4 W7 S30 BAS=[YR=1993] S17 W2 S9 E2 S8 E13 S5 E13 FOP=[YR=1993] E2 UOP=[YR=1993] S10 E6 N10 W6 \$ E8 N6 W10 S6 \$ N6 E10 S6 E13 N5 UOP=[YR=2001] E16 N5 W16 S5 \$ N47 W17 S4 W19 S1 DCK=[YR=2001] S8 W12 N8 E12\$ W12 S8 W1\$ E13 N9 E19 N21\$ S17 E17 N17\$ PTR= E15 FDG=[YR=2008] E24 S24 W24 N24 \$ W15 \$.									