LOT 2
OAK POINT @ LONG POINT PB5/187

MALOOF DANIEL J TRUST/MALOOF DANIEL J TRUSTEE
3 OAK POINT DR
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00OP-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

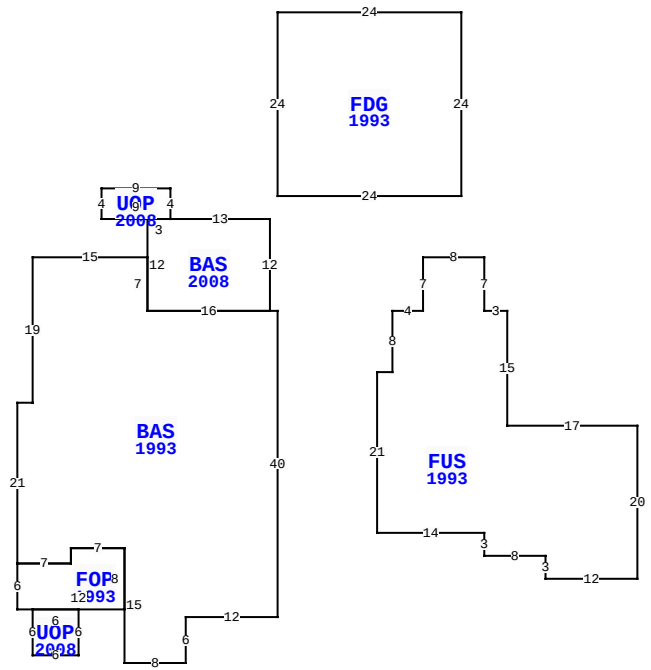
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,377	100	1,377	195,901
BAS	192	100	192	27,315
FDG	576	60	346	49,225
FOP	98	30	29	4,126
FUS	867	100	867	123,345
UOP	36	20	7	996
UOP	36	20	7	996
TOTALS	3,182		2,825	401,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,825	115.4160	164.47	464,628	1990	1995	0	0	0	13.50	86.50

1 SFR CUST – 100% - 2020 Heated Area: 2436 HX Base Yr 2020



BLD DATE	08/12/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

3 OAK POINT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		401,903
TOTAL MARKET OB/XF VALUE		8,387
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		910,290
SOH/AGL Deduction		312,741
ASSESSED VALUE		597,549
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		547,549
TOTAL JUST VALUE		910,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		704,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213188	ROOF	7,400	10/01/2012
6567	NEW CONSTR	135,947	06/27/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/1467	3/22/2023	WD	U	I	11	100
GRANTOR: MALOOF DANIEL J & KAT						
GRANTEE: MALOOF DANIEL J TRU						
1460/1771	11/22/2006	WD	Q	I		785,000
GRANTOR: BLAIR R CARY & KAREN						
GRANTEE: MALOOF DANIEL J & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 BAS=[YR=2008] N12 W13 UOP=[YR=2008] N4 W9 S4 E9$ W3 S12 E16$ W16 N7 W15 S19 W2 S21 FOP=[YR=1993] S6 E2UOP=[YR=2008] S6 E6 N6 W6$ E12 N8 W7 S2 W7$ E7 N2 E7 S15 E8 N6 E12 N40 $ PTR=E15 FUS=[YR=1993] E4 N7 E8 S7 E3 S15 E17 S20 W12 N3W8N3 W14 N21 E2 N8$ W15$ PTR=N15 FDG=[YR=1993] N24E24 S24 W24$ S15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	72	1,440	
2	0812	CONCRETE C	0	100	0	0	1,177.00	SF	4.00	4.00	100	1991	1991	3	64	3,013	
3	0858	SCULP CONC	0	100	15	6	90.00	SF	13.00	13.00	100	1991	1991	3	88	1,030	
4	1124	CB/STC 4"	0	100	13	4	52.00	SF	6.50	6.50	100	1991	1991	3	64	216	
5	0858	SCULP CONC	0	100	0	0	235.00	SF	13.00	13.00	100	1991	1991	3	88	2,688	

LAND DESCRIPTION

TOTAL OB/XF 8,387

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	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 05/03/2018 BY DJX Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/02/2023 BY SYS