

LOT 3
ESMT OR 1797/721
OAK POINT @ LONG POINT PB5/187

FRIBLEY MELINDA S REV TRUST/FRIBLEY MELINDA S TRUS
6604 IROQUOIS TR
EDINA, MN 55439

2023

03-6N-29-000P-0003-0000



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 Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	1,667	100	1,667	227,194
FDG	576	60	346	47,156
FOP	98	30	29	3,953
FUS	855	100	855	116,527
UOP	24	20	5	682
UOP	196	20	39	5,315
UOP	48	20	10	1,363

TOTALS 3,464 2,951 402,189

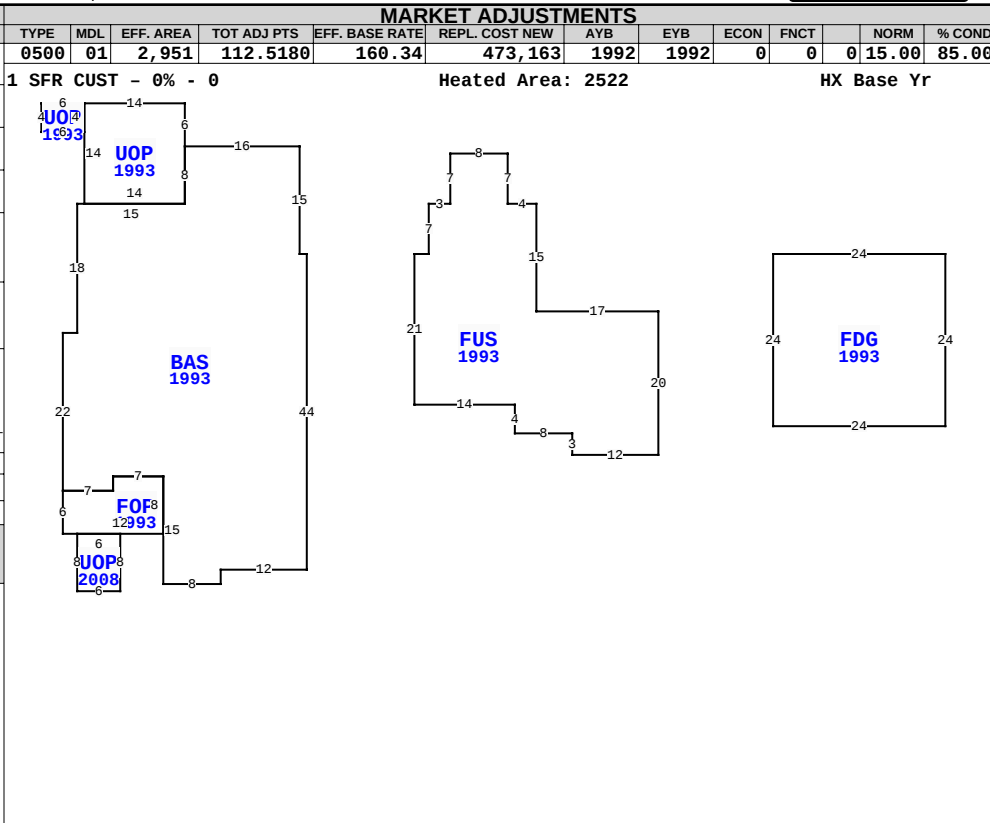
EXTRA FEATURES

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	0811	CONCRETE B	0	0	0	0		944.00	SF 5.20	100	1992	1992	3	66	3,240	
2	0504	FP-ELECTRI	0	0	0	0		1.00	UT 2,000.00	100	1992	1992	3	74	1,480	
3	0858	SCULP CONC	0	0	0	0		215.00	SF 13.00	100	1992	1992	3	89	2,488	
4	1126	CB/STC 8"	0	0	10	4		40.00	SF 8.00	100	1992	1992	3	66	211	

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	SFR GOLF A	0		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



5 OAK POINT DR, FERNANDINA BEACH

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,951	112.5180	160.34	473,163	1992	1992	0	0	0 15.00	85.00

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE		402,189
TOTAL MARKET OB/XF VALUE		7,419
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		909,608
SOH/AGL Deduction		228,562
ASSESSED VALUE		681,046
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		681,046
TOTAL JUST VALUE		909,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		703,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4264	H/AC	5,830	07/16/1992
4803	NEW CONSTR	8,380	07/13/1992
8157	NEW CONSTR	5,120	05/07/1992
8065	NEW CONSTR	169,820	05/06/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2511/0013	10/27/2021	WD	U	I	11	100

GRANTOR: FRIBLEY JACK M & MELI
GRANTEE: FRIBLEY MELINDA S R
1827/1513 11/30/2012 WD Q I 02 650,000
GRANTOR: Pallen Michael Trustee
GRANTEE: FRIBLEY JACK M & ME

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N15 W16 UOP=[YR=1993] N6 W14 UOP=[YR=1993] W6 S4 E6 N4\$ S14 E14 N8\$ S8 W15 S18 W2 S22 FOP=[YR=1993] S6 E2 UOP=[YR=2008] S8 E6 N8 W6\$ E12 N8 W7 S2 W7\$ E7 N2 E7 S15 E8 N2 E12 N44\$ PTR= E15 FUS=[YR=1993] E2 N7 E3 N7 E8 S7 E4 S15 E17 S20 W12 N3 W8N4 W14 N 21 \$ W15 \$ PTR= E65
FDG=[YR=1993] E24 S24 W24 N24 \$ W65 \$.

TOTAL OB/XF 7,419

Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/02/2023 BY SYS