

LOT 5
IN OR 2013/698
OAK POINT @ LONG POINT PB5/187

TENNYSON BRIAN J & JEANNE KAY
9 OAK POINT DR
FERNANDINA BEACH, FL 32034

2023

03-6N-29-000P-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	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

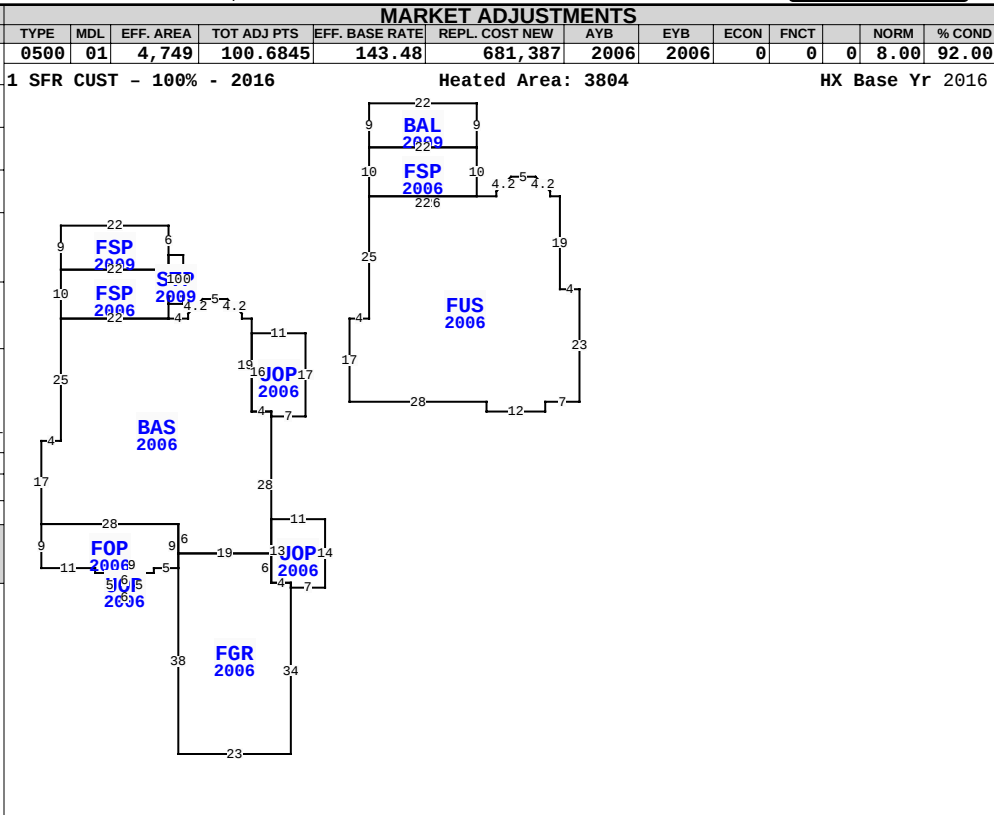
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	198	15	30	3,960
BAS	1,947	100	1,947	257,008
FGR	919	55	505	66,660
FOP	264	30	79	10,428
FSP	220	40	88	11,616
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FSP	198	40	79	10,428
FUS	1,857	100	1,857	245,127
STP	30	10	3	396
UOP	30	20	6	792
TOTALS	6,216		4,749	626,876

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
2	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	100	2006	2006	3	91	1,820	
3	0600	SUMMER KIT	0	100	0	0		1.00	UT 5,000.00	100	2006	2006	3	31	1,550	
4	0855	CONC PAVER	0	100	0	0		1,184.00	SF 10.00	100	2009	2009	3	91	10,774	
5	0855	CONC PAVER	0	100	0	0		836.00	SF 10.00	100	2009	2009	3	91	7,608	

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							



** This building has 12 Sub-Areas

9 OAK POINT DR, FERNANDINA BEACH

BLD DATE	02/21/2007	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE		626,876
TOTAL MARKET OB/XF VALUE		21,752
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,148,628
SOH/AGL Deduction		412,692
ASSESSED VALUE		735,936
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		685,936
TOTAL JUST VALUE		1,148,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		877,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21602	ELEC OTHER	800	02/01/2009
B22000	XFOB	22,000	10/01/2008
E15256	ELEC OTHER	8,250	07/01/2005
M0509913	H/AC	0	06/01/2005
P09292	OTHER	395,000	04/01/2005
R07332	REPAIR/RRF	5,500	03/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
2013/0698	10/20/2015	WD Q	I	01	865,000
GRANTOR: DUNLEAVY DANIEL S & V					
GRANTEE: TENNYSON BRIAN J &					
1205/1607	2/04/2004	WD Q	V		310,000
GRANTOR: REECE MARTYN C & DALE					
GRANTEE: DUNLEAVY DANIEL S &					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W2 N1 U3 L3 W5 D3 L3 S1 W4 FSP=[YR=2006] N3
STP=[YR=2009] E3 N10 W3 FSP=[YR=2009] N6 W22 S9 E22 N3\$ S10\$
N7 W22 S10 E22\$ W22 S25 W4 S17 FOP=[YR=2006] S9 E11 S1 E3
UOP=[YR=2006] S5 E6 N5 W6\$E9 N1 E5 FGR=[YR=2006] S38 E23 N34
UOP=[YR=2006] E7 N14 W11 S13 E4 S1\$ N1 W4 N6 W19 S3\$ N9 W28\$
E28 S6 E19 N28 UOP=[YR=2006] E7 N17 W11 S16 E4 S1\$N1 W4 N19\$
PTR=[YR=2006] E20 FUS=[YR=2006] E4 N25 FSP=[YR=2006] N10
BAL=[YR=2009] N9 E22 S9 W22\$ E22 S10 W22\$ E26 N1 U3 R3 E5
D3 R3 S1 E2 S19 E4 S23 W7 S2 W12 N2 W28 N17\$ W20\$.