

LOT 8
OAK POINT @ LONG POINT PB5/187

BOICE STEVE & MARSHA
17 OAK POINT DRIVE
FERNANDINA BEACH, FL 32034

2023

03-6N-29-000P-0008-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2													
Exterior Wall	16	WD FR STUC 100	0500	11	3,154	138.8832	197.91	624,208	2005	2010	0	0	0	6.00	94.00	VALUATION BY STANDARD												
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2021													Heated Area: 2632												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021												
Interior Wall	05	DRYWALL 100																										
Interior Floo	09	PINE WOOD 60																										
Interior Floo	14	CARPET 40																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		4.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	2.	2. 100																										
Units		0 100																										
Quality			05	Quality Level 05																								
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	1,870	100	1,870	347,886																								
FEP	180	80	144	26,789																								
FGR	527	55	290	53,950																								
FOP	64	30	19	3,534																								
FOP	112	30	34	6,325																								
FUS	64	100	64	11,906																								
FUS	698	100	698	129,853																								
UOP	25	20	5	931																								
UOP	42	20	8	1,488																								
UOP	112	20	22	4,093																								
TOTALS			3,694	3,154	586,756																							
EXTRA FEATURES			17 OAK POINT DR, FERNANDINA BEACH																									
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	90	1,800												
2	0812	CONCRETE C	0	100	0	0	1,457.00	SF	4.00	4.00	100	2005	2005	3	87	5,070												
3	0855	CONC PAVER	0	100	16	3	48.00	SF	10.00	10.00	100	2005	2005	3	87	418												
4	1126	CB/STC 8"	0	100	0	0	597.00	SF	8.00	8.00	100	2005	2005	3	87	4,155												
5	0855	CONC PAVER	0	100	42	4	168.00	SF	10.00	10.00	100	2005	2005	3	87	1,462												
6	0444	BOX FNC 4'	0	100	0	0	16.00	LF	6.50	6.50	100	2005	2005	3	27	28												
7	0855	CONC PAVER	0	100	0	0	447.00	SF	10.00	10.00	100	2005	2005	3	87	3,889												
8	0810	CONCRETE A	0	100	0	0	160.00	SF	6.50	6.50	100	2005	2005	3	87	905												
9	1076	TRELLIS A	0	100	15	6	90.00	SF	7.50	7.50	100	2005	2005	3	44	297												
10	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	69	414												
LAND DESCRIPTION			TOTAL OB/XF 18,438																									
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											
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																												

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