

LOT 10
IN OR 1744/1855
OAK POINT @ LONG POINT PB5/187

PRUDI ALEXANDER M & LESLIE B
21 OAK POINT DR
FERNANDINA BEACH, FL 32034

2023

03-6N-29-000P-0010-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 60
Exterior Wall	10 ABOVE AVG 40
Roof Structure	08 IRREGULAR 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
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
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NEIGHBORHOOD/LOC	10007.00
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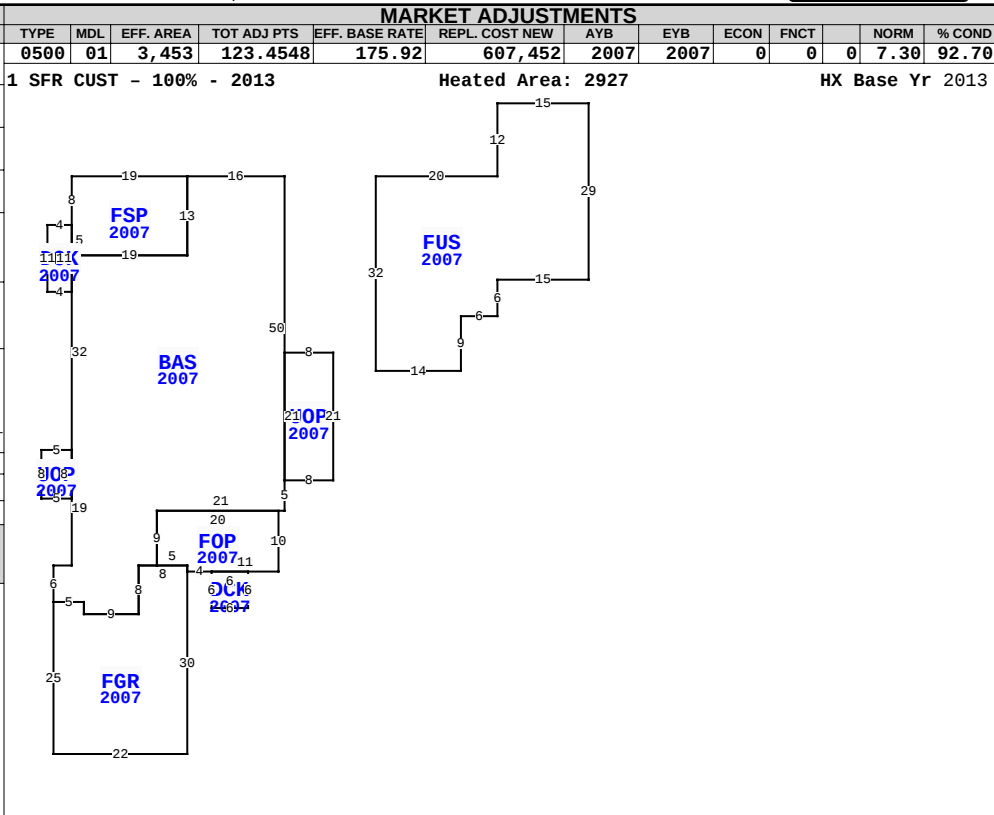
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,906	100	1,906	310,827
DCX	36	10	4	653
DCX	44	10	4	653
FGR	580	55	319	52,021
FOP	195	30	58	9,458
FSP	247	40	99	16,145
FUS	1,021	100	1,021	166,502
UOP	40	20	8	1,304
UOP	168	20	34	5,544
TOTALS	4,237		3,453	563,108

EXTRA FEATURES	
L N	OB/XF CODE

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2007	2007	3	92	3,220
2	0810	CONCRETE A	0	100	0	0		483.00	SF 6.50	6.50	100	2007	2007	3	89	2,794
3	0855	CONC PAVER	0	100	39	4		156.00	SF 10.00	10.00	100	2007	2007	3	89	1,388

LAND DESCRIPTION	
L N	USE CODE
1	000116

REVIEW DATE	05/03/2018	BY	DJX
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BLD DATE	08/10/2007	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF	
TOTALS	7,402

TOTAL OB/XF	
TOTALS	7,402

REVIEW DATE	05/03/2018	BY	DJX
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NASSAU COUNTY PROPERTY	
PAGE 1 of 1	5
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	563,108
TOTAL MARKET OB/XF VALUE	7,402
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	920,510
SOH/AGL Deduction	295,646
ASSESSED VALUE	624,864
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	574,864
TOTAL JUST VALUE	920,510
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	671,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12111	MECH OTHER	0	10/01/2006
E17843	ELEC OTHER	15,000	08/01/2006
P11428	OTHER	0	08/01/2006
C17884	CO ISSUED	0	05/01/2006
R09364	REPAIR/RRF	3,800	05/01/2006
B17884	NEW CONSTR	385,000	05/01/2006

SALES DATA	
OFF RECORD Number	DATE
1744/1855	6/22/2011
GRANTOR: OYER JOHN P & WILLA	
GRANTEE: PRUDI ALEXANDER M &	
1332/0512	7/11/2005
GRANTOR: CURY & SALT MARSH DEVE	
GRANTEE: OYER JOHN P & WILLA	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W16 FSP=[YR=2007] W19 S8 DCK=[YR=2007] W4 S11	
E4 N11\$ S5 E19 N13\$ S13 W19 S32 UOP=[YR=2007] W5 S8 E5 N8\$	
S19 W3 S6 FGR=[YR=2007] S25 E22 N30 FOP=[YR=2007] E4	
DCX=[YR=2007] S6 E6 N6 W6\$ E11 N10 W20 S9 E5 S1 \$ N1 W8 S8 W9	
N2 W5\$ E5 S2 E9 N8 E3 N9 E21 N5 UOP=[YR=2007] E8 N21 W8 S21\$	
N50\$ PTR=E15 FUS=[YR=2007] E20 N12 E15 S29 W15 S6 W6 S9 W14	
N32\$ W15\$.	

TOTAL OB/XF	
TOTALS	7,402

REVIEW DATE	05/03/2018	BY	DJX
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Total Acres: 0.00	Total Land Value: 350,000	Market: 0	Agricultural: 0	Common: 350,000	PRINTED 08/02/2023 BY SYS
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