

LOT 11
IN OR 2136/1326
OAK POINT @ LONG POINT PB5/187

LANGER THOMAS J & ANDREA M
23 OAK POINT DRIVE
FERNANDINA BEACH, FL 32034

2023

03-6N-29-000P-0011-0000



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 1 5												
Exterior Wall	12	CEDAR 70	0900	01	2,788	111.7152	132.66	369,856	2000	2000	0	0	0	11.00	89.00	VALUATION SUMMARY											
Exterior Wall	17	CB STUCCO 30	1 SNGL FAM - 100% - 2020													Heated Area: 2262											
Roof Structure	08	IRREGULAR 100														HX Base Yr 2020											
Roof Cover	11	SLATE 100																									
Interior Wall	05	DRYWALL 100																									
Interior Floor	11	CLAY TILE 50																									
Interior Floor	14	CARPET 50																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms		3 100																									
Bathrooms		3 100																									
Frame	02	WOOD FRAME 100																									
Stories	3.	3. 100																									
Units		0 100																									
Occupancy	00	NONE 100																									
Quality																01	Quality Level 01										
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	174	100	174	20,544																							
FGR	568	55	312	36,837																							
FOP	88	30	26	3,070																							
FOP	140	30	42	4,959																							
FSP	140	40	56	6,612																							
FSP	140	40	56	6,612																							
FUS	1,010	100	1,010	119,248																							
FUS	1,078	100	1,078	127,276																							
UOP	84	20	17	2,007																							
UOP	87	20	17	2,007																							
TOTALS	3,509		2,788	329,172																							
EXTRA FEATURES																23 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	0811	CONCRETE B	0	100	0	0	774.00	SF	5.20	5.20	100	2000	2000	3	80	3,220											
2	1075	TRELLIS G	0	100	16	6	96.00	SF	35.00	35.00	100	2000	2000	3	29	974											
3	0825	BRICK	0	100	6	12	72.00	SF	12.50	12.50	100	2000	2000	3	94	846											
4	0825	BRICK	0	100	0	0	37.00	SF	12.50	12.50	100	2000	2000	3	94	435											
5	0446	BOX FNC 6'	0	100	0	0	8.00	LF	20.00	20.00	100	2000	2000	3	20	32											
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700											
TOTAL OB/XF 7,207																											
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										
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000										
REVIEW DATE 05/03/2018 BY DJX																											
Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS																											