LOT 12
IN OR 2102/583
OAK POINT @ LONG POINT PB5/187

STEELE TARA
39 ST GEORGES RD
TORONTO, ON M9A-3T2

2023

03-6N-29-00OP-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

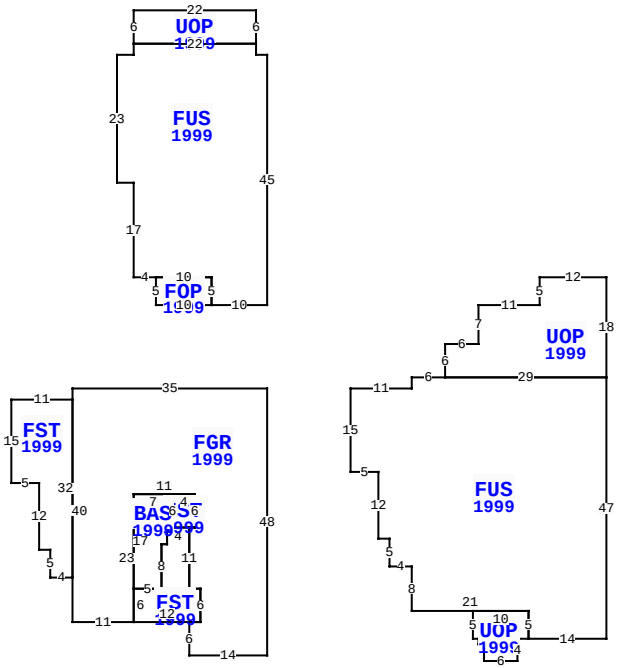
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	100	100	100	15,240
FGR	1,306	55	718	109,421
FOP	50	30	15	2,286
FST	24	55	13	1,981
FST	124	55	68	10,363
FST	257	55	141	21,488
FUS	1,123	100	1,123	171,142
FUS	1,797	100	1,797	273,857
UOP	75	20	15	2,286
UOP	132	20	26	3,963
TOTALS	5,383		4,095	624,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,095	118.8264	169.33	693,406	1999	2002	0	0	0	10.00	90.00

1 SFR CUST - 0% - 0 Heated Area: 3020 HX Base Yr



** This building has 11 Sub-Areas

25 OAK POINT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	624,065
TOTAL MARKET OB/XF VALUE	5,821
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	979,886
SOH/AGL Deduction	189,399
ASSESSED VALUE	790,487
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	790,487
TOTAL JUST VALUE	979,886
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	718,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805413	NEW CONSTR	200,000	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2102/0583	1/31/2017	SW	U	I	12	627,000
GRANTOR: RESIDENTIAL CREDIT						
GRANTEE: STEELE TARA						
1996/0635	7/31/2015	WD	U	I	12	552,728
GRANTOR: BUNDY ANNE E						
GRANTEE: RESIDENTIAL CREDIT						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1999] W35 S2 FST=[YR=1999] W11 S15 E5 S12 E2 S5 E4 N32 $ S40 E11 FST=[YR=1999] E12 N6 W2 N11 FST=[YR=1999] E1 N6 W4 BAS=[YR=1999] W7 S17 E5 N8 E1 N3 E1 N6$ S6 E3 $ W4 S3 W1 S8 W5 S6 $ N23 E11 S6 W1 S11 E2 S6 W2 S6 E14 N48 $ PTR= E15FUS=[YR=1999] E11 N2 E6 UOP=[YR=1999] N6 E6 N7 E11 N5 E12 S18 W29 $ E29 S47 W14 UOP=[YR=1999] N5 W10 S5 E1 S1 E1 S3 E6 N4 E2 $ N5 W21 N8 W4 N5 W2 N12 W5 N15 $ W15 $ PTR= N15 FUS=[YR=1999] N45 W2 N2 UOP=[YR=1999] N6 W22 S6 E22 $ W22 S2 W3 S23 E3 S17 E4 FOP=[YR=1999] S5 E10 N5 W10 $ E10 S5 E10 $ S15 $.

EXTRA FEATURES

LN	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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	84	1,680	
2	0855	CONC PAVER	0	0	0	0	476.00	SF	10.00	10.00	100	2005	2005	3	87	4,141	

LAND DESCRIPTION

TOTAL OB/XF 5,821

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	0		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