PT OF LOT 14
IN OR 2211/1692
OAK POINT @ LONG POINT PB5/187

MIKLAS ERIC M
29 OAK POINT DR
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00OP-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

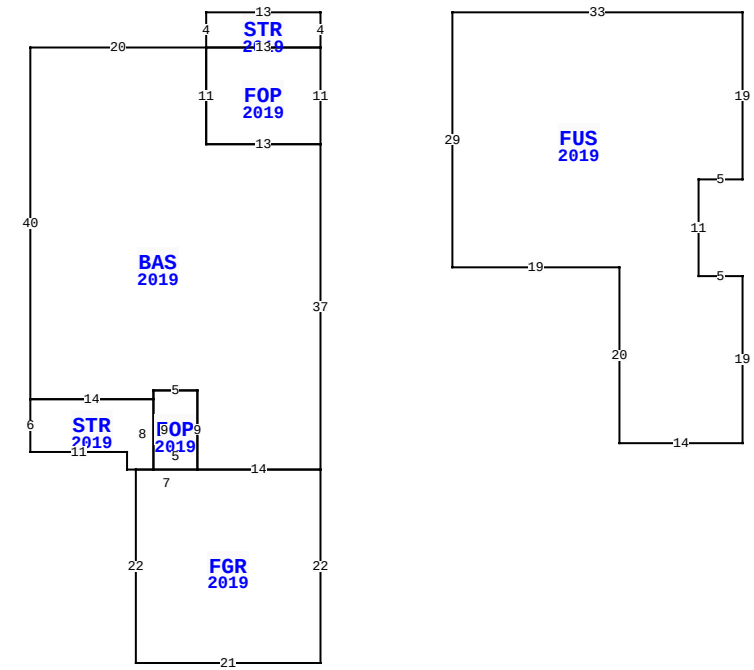
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
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	1,284	100	1,284	257,944
FGR	462	55	254	51,027
FOP	45	30	14	2,813
FOP	143	30	43	8,639
FUS	1,182	100	1,182	237,452
STR	52	10	5	1,005
STR	90	10	9	1,808
TOTALS	3,258		2,791	560,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,791	142.4026	202.92	566,350	2019	2019	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2022 Heated Area: 2466 HX Base Yr 2022



29 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		560,686
TOTAL MARKET OB/XF VALUE		13,919
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		924,605
SOH/AGL Deduction		335,620
ASSESSED VALUE		588,985
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		538,985
TOTAL JUST VALUE		924,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		571,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806865	NEW CONSTR	318,197	07/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2211/1692	7/02/2018	WD	U	V	11	100
GRANTOR: MIKLAS JOEL						
GRANTEE: MIKLAS ERIC M						
2178/1094	2/16/2018	QC	U	V	11	44,000
GRANTOR: MIKLAS JOEL R						
GRANTEE: MIKLAS ERIC M						

BUILDING NOTES

BUILDING DIMENSIONS

STR=[YR=2019] W13 S4 BAS=[YR=2019] W20 S40 STR=[YR=2019] S6 E11 S2 E1 FGR=[YR=2019] S22 E21 N22 W14 FOP=[YR=2019] N9 W5 S9 E5$ W7$ E2 N8 W14$ E14 N1 E5 S9 E14 N37 FOP=[YR=2019] N11 W13 S11 E13$ W13 N11$ E13 N4$ PTR= E15 FUS=[YR=2019] E33 S19 W5 S11 E5 S19 W14 N20 W19 N29$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0855	CONC PAVER	0	100	0	0	1,056.00	SF	10.00	10.00	100	2019	2019	3	99	10,454	

LAND DESCRIPTION

TOTAL OB/XF 13,919

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 03/04/2019 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS