

MCKNIGHT GEOFFREY &/HOPERICH MATTHEW FRANK
22 OAK POINT DR
FERNANDINA BEACH, FL 32034

03-6N-29-000P-0017-0000

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	VALUATION SUMMARY																				
Exterior Wall		14	WD SHINGLE 70							0500	01	2,969	123.7950	176.41	523,761	1994	2004		0	0	9.00	91.00	5																				
Exterior Wall		17	CB STUCCO 30							1 SFR CUST - 0% - 0														Heated Area: 2578										HX Base Yr									
Roof Structure		03	GABLE/HIP 100																																								
Roof Cover		12	MODULAR MT 100																																								
Interior Wall		05	DRYWALL 90																																								
Interior Wall		08	DECORATIVE 10																																								
Interior Floor		11	CLAY TILE 50																																								
Interior Floo		12	HARDWOOD 50																																								
Air Condition		03	CENTRAL 100																																								
Heating Type		04	AIR DUCTED 100																																								
Bedrooms		2	100																																								
Bathrooms			2.5 100																																								
Frame		02	WOOD FRAME 100																																								
Stories		2.	2. 100																																								
Units		0	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	1,071	100	1,071	171,931																																							
BAS	352	100	352	56,507																																							
FGR	403	55	222	35,638																																							
FOP	84	30	25	4,013																																							
FST	15	55	8	1,284																																							
FUS	915	100	915	146,888																																							
SFB	143	80	114	18,301																																							
SFB	158	80	126	20,227																																							
STR	91	10	9	1,445																																							
STR	91	10	9	1,445																																							
TOTALS	3,963		2,969	476,623																																							
EXTRA FEATURES										22 OAK POINT DR, FERNANDINA BEACH										BLD DATE 08/18/2008 DJ										LGL DATE													
																				XF DATE										LAND DATE													
																				INC DATE										AG DATE													
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	0810	CONCRETE A	0	0	40	10		400.00	SF 6.50	6.50	100	100	100	3	20	520																											
2	0504	FP-ELECTRI	0	0	0	0		1.00	UT 2,000.00	2,000.00	100	1994	1994	3	77	1,540																											
3	0810	CONCRETE A	0	0	20	4		80.00	SF 6.50	6.50	100	1994	1994	3	70	364																											
4	0825	BRICK	0	0	5	6		30.00	SF 12.50	12.50	100	1994	1994	3	91	341																											
5	1242	WD DECK A	0	0	0	0		104.00	SF 10.00	10.00	100	1994	1994	3	20	208																											
6	0825	BRICK	0	0	10	4		40.00	SF 12.50	12.50	100	1994	1994	3	91	455																											
7	0300	BOAT DCK W	0	0	16	10		160.00	SF 40.00	40.00	100	1994	1994	3	23	1,472																											
8	0810	CONCRETE A	0	0	0	0		130.00	SF 6.50	6.50	100	1994	1994	3	70	592																											
9	1075	TRELLIS G	0	0	12	12		144.00	SF 35.00	35.00	100	1994	1994	3	23	1,159																											
10	0820	WOOD WALK	0	0	15	4		60.00	SF 11.75	11.75	100	1994	1994	3	40	282																											
LAND DESCRIPTION										TOTAL OB/XF										6,933																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	000133	C	SFR LAKE						0																																		

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REVIEW DATE	05/03/2018	BY	DJX	Total Acres: 0.00	Total Land Value: 405,000	Market: 0	Agricultural: 0	Common: 405,000	PRINTED 08/02/2023 BY SYS
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