

LOT 18 & PT OF LOT 19 IN
OR 1243/823 & OR 1933/1999
OAK POINT @ LONG POINT

BRADDOCK WILLIAM K & SHEILA A
20 OAK POINT DR
FERNANDINA BEACH, FL 32034

2023

03-6N-29-000P-0018-0000



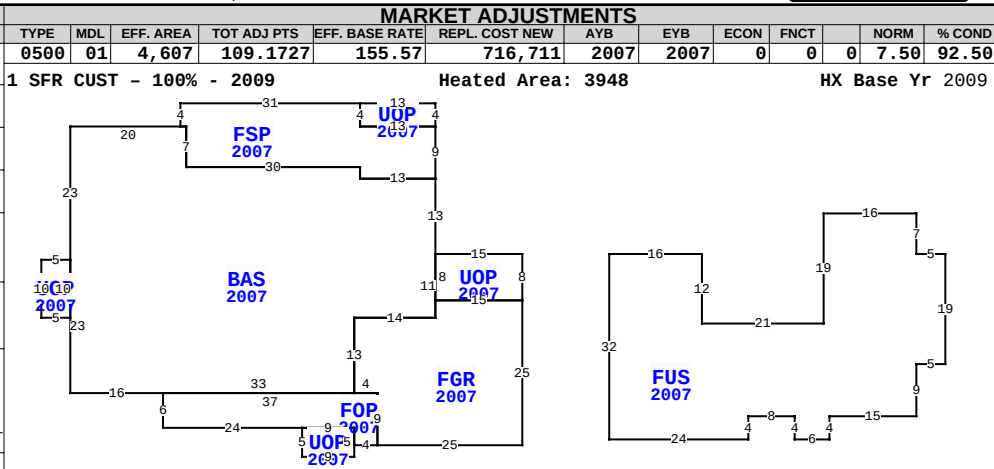
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,389	100	2,389	343,783
FGR	647	55	356	51,229
FOP	234	30	70	10,073
FSP	451	40	180	25,903
FUS	1,559	100	1,559	224,344
UOP	45	20	9	1,295
UOP	50	20	10	1,439
UOP	52	20	10	1,439
UOP	120	20	24	3,454
TOTALS	5,547		4,607	662,958

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	
2	0855	CONC PAVER	0 100	0	0	1,301.00	SF	10.00	10.00	
3	0855	CONC PAVER	0 100	0	0	280.00	SF	10.00	10.00	
4	0300	BOAT DCK W	0 100	16	10	160.00	SF	40.00	40.00	
5	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	
6	1100	VAC SYSTEM	0 100	0	0	1.00	UT	800.00	800.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT
2	000133	C	SFR LAKE	100		PUD	0.00	0.00	0.50	LT



BLD DATE	10/30/2007	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
20 OAK POINT DR, FERNANDINA BEACH				

TOTAL OB/XF										
22,649										

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22,649										

NASSAU COUNTY PROPERTY			PAGE 1 of 1	5
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE	662,958			
TOTAL MARKET OB/XF VALUE	22,649			
TOTAL LAND VALUE - MARKET	675,000			
TOTAL MARKET VALUE	1,360,607			
SOH/AGL Deduction	514,845			
ASSESSED VALUE	845,762			
TOTAL EXEMPTION VALUE	50,000		HX HB	
BASE TAXABLE VALUE	795,762			
TOTAL JUST VALUE	1,360,607			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	1,023,540			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530067	WINDOWS	29,221	03/01/2015
P10940	OTHER	0	04/01/2006
E16815	ELEC OTHER	12,500	02/01/2006
C16833	CO ISSUED	0	12/01/2005
R08728	REPAIR/RRF	45,000	12/01/2005
B16833	NEW CONSTR	335,000	12/01/2005

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q U I V I	RSN CD
1933/1999	8/20/2014	WD U	I	37
GRANTOR: LESHES BRADLEY C & MA				
GRANTEE: BRADDOCK WILLIAM K				
1243/0823	7/06/2004	WD U	V	07
GRANTOR: WILSON M THOMAS JR &				
GRANTEE: BRADDOCK WM K & SHE				

BUILDING NOTES										
BUILDING DIMENSIONS										
UOP=[YR=2007] W15 BAS=[YR=2007] N13 FSP=[YR=2007] N9 UOP=[YR=2007] N4 W13 S4 E13\$ W13 N4 W31 S4 E1 S7 E30 S2 E13\$ W13 N2 W30 N7 W20 S23 UOP=[YR=2007] W5 S10 E5 N10\$ S23 E16 FOP=[YR=2007] S6 E24 UOP=[YR=2007] S5 E9 N5 W9\$ E9 S3 E4 FGR=[YR=2007] E25 N25 W15 S3 W14 S13 E4 S9\$ N9 W37\$ E33 N13 E14 N11\$ S8 E15 N8\$ PTR=E15 FUS=[YR=2007] E16 S12 E21 N19 E16 S7 E5 S19 W5 S9 W15 S4 W6 N4 W8 S4 W24 N32\$ W15\$.										