

LOT 21
IN OR 2100/912
OAK POINT @ LONG POINT PB5/187

SHEA GEORGE M & FRANCES M
14 OAK POINT DR
FERNANDINA BEACH, FL 32034

2023

03-6N-29-000P-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

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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	1,962	100	1,962	277,625
FGR	617	55	339	47,969
FOP	211	30	63	8,914
FSP	309	40	124	17,546
FUS	644	100	644	91,127
UOP	32	20	6	849
UOP	36	20	7	991
UOP	60	20	12	1,698

TOTALS 3,871 3,157 446,719

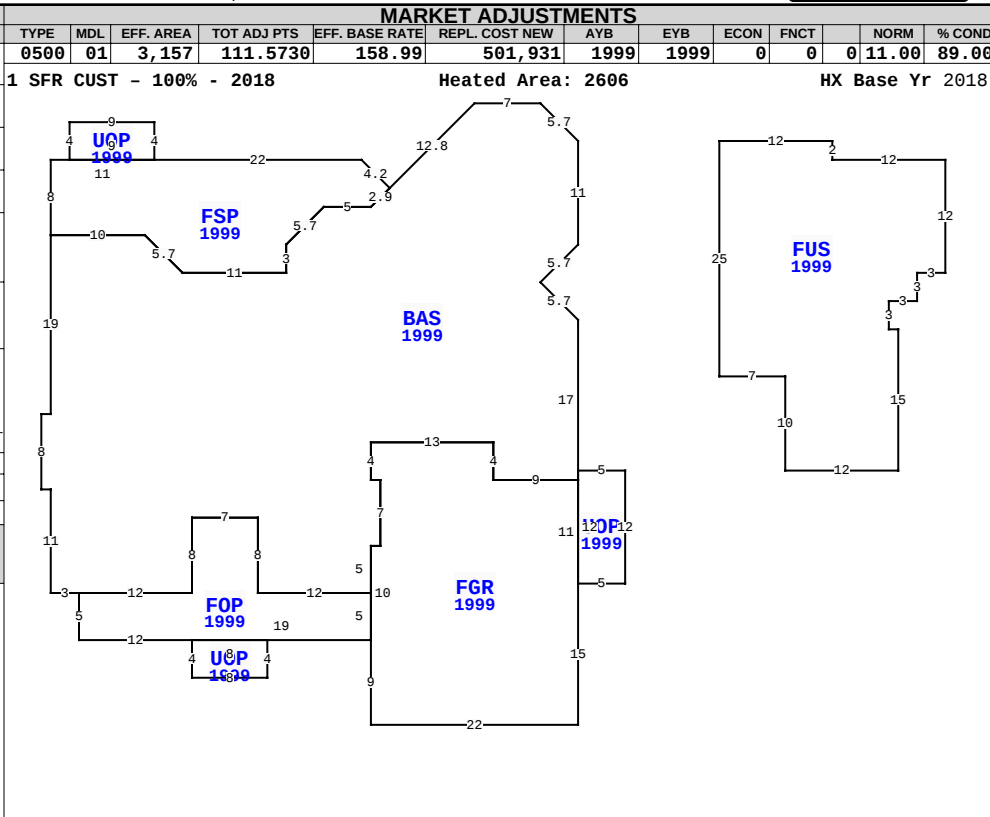
EXTRA FEATURES

L N	OB/UF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	84	1,680	
2	0810	CONCRETE A	0 100	0	0	1,233.00	SF	6.50	6.50	100	1999	1999	3	79	6,331	
3	0858	SCULP CONC	0 100	0	0	130.00	SF	13.00	13.00	100	1999	1999	3	94	1,589	
4	0446	BOX FNC 6'	0 100	0	0	34.00	LF	20.00	20.00	100	1999	1999	3	20	136	
5	0300	BOAT DCK W	0 100	12	10	120.00	SF	40.00	40.00	100	1998	1998	3	27	1,296	

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 05/03/2018 BY DJX



14 OAK POINT DR, FERNANDINA BEACH

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

TOTAL OB/UF 11,032

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE		446,719			
TOTAL MARKET OB/UF VALUE		11,032			
TOTAL LAND VALUE - MARKET		450,000			
TOTAL MARKET VALUE		907,751			
SOH/AGL Deduction		343,100			
ASSESSED VALUE		564,651			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		514,651			
TOTAL JUST VALUE		907,751			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		662,825			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905670	NEW CONSTR	256,000	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2100/0912	12/22/2016	WD	Q	I	01	680,000

GRANTOR: KEATING ANN

GRANTEE: SHEA GEORGE M & FRA

1480/0139 2/21/2007 WD Q I 812,500

GRANTOR: BRADDOCK WILLIAM K &

GRANTEE: KEATING ANN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] U4 L4 W7 L9 D9 FSP=[YR=1999] L3 U3 W22
UOP=[YR=1999] N4 W9 S4 E9\$ W11 S8 E10 R4 D4 E11 N3 U4 R4
E5 R2 U2 \$ D2 L2 W5 L4 D4 S3 W11 U4 L4 W10 S19 W1 S8
E1 S11 E3 FOP=[YR=1999] S5 E12 UOP=[YR=1999] S4 E8 N4 W8 \$
E19 FGR=[YR=1999] S9 E22 N15 UOP=[YR=1999] E5 N12 W5 S12 \$
N11 W9 N4 W13 S4 E1 S7 W1 S10 \$ N5 W12 N8 W7 S8 W12 \$ E12 N8
E7 S8 E12 N5 E1 N7 W1 N4 E13 S4 E9 N17 L4 U4 U4 R4 N11\$
PTR= E15 FUS=[YR=1999] E12 S2 E12 S12 W3S3 W3 S3 E1 S15 W12
N10 W7 N25\$ W15 \$.