

LOT 26 & PT LOT 25
IN OR 1618/279 & OR 1953/1261
OAK POINT @ LONG POINT PB5/187

TUNNO ROBERT & PATRICIA
75 WATERFRONT DRIVE
PITTSBURGH, PA 15222

2023

03-6N-29-000P-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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
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	1,783	100	1,783	268,689
FGR	567	55	312	47,017
FUS	943	100	943	142,105
UOP	24	20	5	754
UOP	49	20	10	1,507
UOP	110	20	22	3,315
UOP	250	20	50	7,535

TOTALS 3,726 3,125 470,921

EXTRA FEATURES

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700	
2	0810	CONCRETE A	0	0	0	0	305.00	SF	6.50	6.50	100	2000	2000	3	80	1,586	
3	0810	CONCRETE A	0	0	0	0	55.00	SF	6.50	6.50	100	2000	2000	3	80	286	
4	1075	TRELLIS G	0	0	5	4	20.00	SF	35.00	35.00	100	2000	2000	3	29	203	
5	0810	CONCRETE A	0	0	3	3	9.00	SF	6.50	6.50	100	2000	2000	3	80	47	
6	0810	CONCRETE A	0	0	0	0	14.00	SF	6.50	6.50	100	2000	2000	3	80	73	
7	1242	WD DECK A	0	0	0	0	368.00	SF	10.00	10.00	100	2000	2000	3	20	736	
8	0810	CONCRETE A	0	0	0	0	368.00	SF	6.50	6.50	100	2000	2000	3	80	1,914	
9	0858	SCULP CONC	0	0	0	0	300.00	SF	13.00	13.00	100	2000	2000	3	94	3,666	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							
2	000133	C	SFR LAKE	0		PUD	0.00	0.00	0.50	LT		1.00	1.00	1.00	450,000.00	450,000.00	225,000							

REVIEW DATE 05/07/2019 BY DJ

MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY				PAGE 1 of 1				5				
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
0500	01	3,125	118.8180	169.32	529,125	2000	2000	0	0	0	11.00	89.00	STANDARD												
1 SFR CUST - 0% - 0													Heated Area: 2726								HX Base Yr				

7 OAK POINT CIR, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

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VALUATION BY				STANDARD			
Tax Group: 5				Tax Dist:			
BUILDING MARKET VALUE				470,921			
TOTAL MARKET OB/XF VALUE				10,211			
TOTAL LAND VALUE - MARKET				675,000			
TOTAL MARKET VALUE				1,156,132			
SOH/AGL Deduction				435,314			
ASSESSED VALUE				720,818			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				720,818			
TOTAL JUST VALUE				1,156,132			
NCON VALUE				0			
INCOME VALUE				0			
PREVIOUS YEAR MKT VALUE				745,795			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012421	ADDITION	500,000	08/15/2022
B1632735	BATH REM	21,000	07/01/2016
B007205	NEW CONSTR	250,000	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1953/1261	12/22/2014	WD	U	V	37	157,500

GRANTOR: BATES PETER & FRANCES

GRANTEE: TUNNO ROBERT & PATR

1618/0279 4/30/2009 WD Q I 01 678,000

GRANTOR: BRENNER ELFRIEDA M ET

GRANTEE: TUNNO ROBERT & PATR

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REVIEW DATE 05/07/2019 BY DJ Total Acres: 0.00 Total Land Value: 675,000 Market: 0 Agricultural: 0 Common: 675,000 PRINTED 08/02/2023 BY SYS