

LOT 31
IN OR 2103/879
EX ESMT PT OR 1884/1394

KLEPPER RICHARD
6 OAK POINT CIR
FERNANDINA BEACH, FL 32034

2023

03-6N-29-000P-0031-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	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	1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	10
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NEIGHBORHOOD/LOC	10007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	349,316
DCK	1,225	10	122	19,730
FOP	50	30	15	2,425
UOP	48	20	10	1,618
UOP	80	20	16	2,587

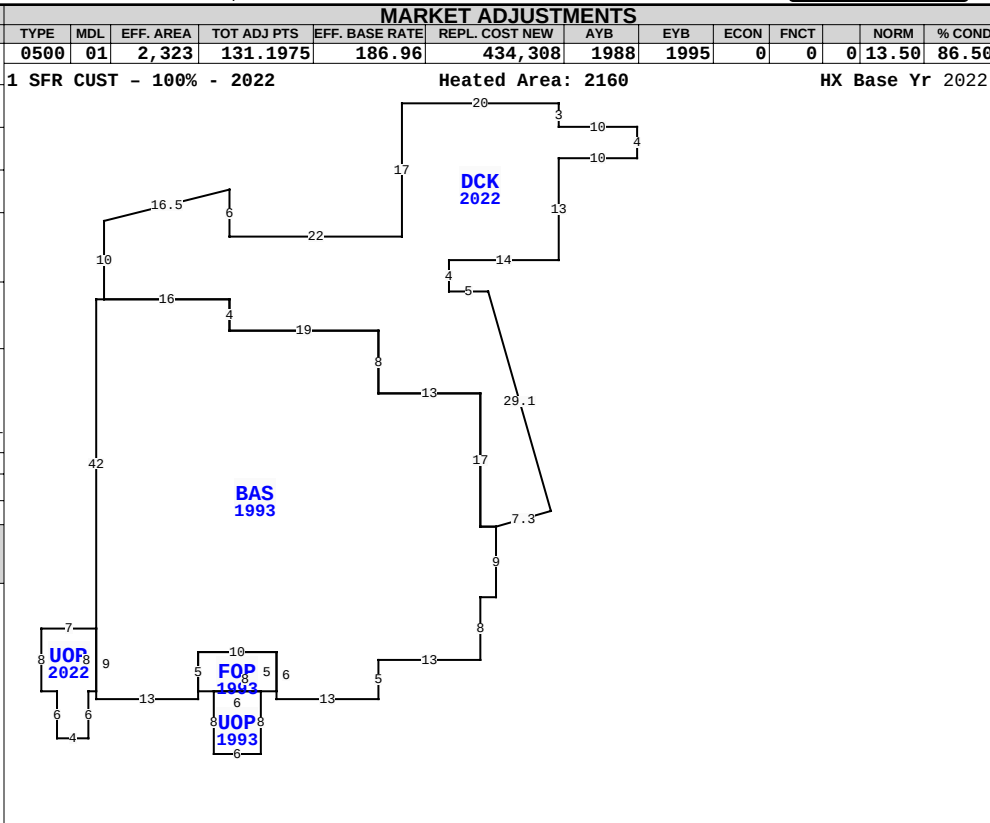
TOTALS	3,563	2,323	375,676
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EXTRA FEATURES

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
2	0855	CONC PAVER	0	100	0	0	1,521.00	SF	7.00	7.00	100	2014	2014	3	95	10,115	
3	1242	WD DECK A	0	100	0	0	217.00	SF	10.00	10.00	100	2022	2022	3	100	2,170	
6	0300	BOAT DCK W	0	100	16	12	192.00	SF	40.00	40.00	100	1988	1988	3	20	1,536	
7	0810	CONCRETE A	0	100	7	5	35.00	SF	6.50	6.50	100	1988	1988	3	57	130	
10	0855	CONC PAVER	0	100	0	0	84.00	SF	10.00	10.00	100	2008	2008	3	90	756	

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							



6 OAK POINT CIR, FERNANDINA BEACH

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,323	131.1975	186.96	434,308	1988	1995	0	0	0 13.50	86.50

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE		385,740
TOTAL MARKET OB/XF VALUE		16,027
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		851,767
SOH/AGL Deduction		160,550
ASSESSED VALUE		691,217
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		641,217
TOTAL JUST VALUE		851,767
NCON VALUE		26,590
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		646,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006175	DECK	11,976	04/20/2022
B1428659	REMODEL	12,352	04/01/2014
R1413898	MTL ROOF	4,000	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2103/0879	2/23/2017	WD	Q	I	01	660,000

GRANTOR: LEVERING ERNEST & ANN
GRANTEE: KLEPPER RICHARD
1645/0714 10/16/2009 WD Q I 01 690,000
GRANTOR: MOULTRIE ROBERT L
GRANTEE: LEVERING ERNEST D &

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2022] W10N3W20S17W22N6 D4 L16 S10 BAS=[YR=1993] W1S42
UOP=[YR=2022] W7 S8E2S6E4N6E1N8\$ S9E13 N1 FOP=[YR=1993] E2
UOP=[YR=1993] S8 E6 N8 W6 \$ E8 N5 W10 S5\$ N5 E10S6 E13 N5 E13
N8 E2 N9 W2 N17W13 N8 W19 N4 W16\$ E16 S4 E19 S8 E13 S17 E2 U2
R7 U28 L8 W5 N4 E14 N13 E10 N4\$.

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