LOT 32
IN OR 2166/295
OAK POINT @ LONG POINT PB5/187

OAK POINT LLC
4 OAK POINT CIR
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00OP-0032-0000

BUILDING CHARACTERISTICS

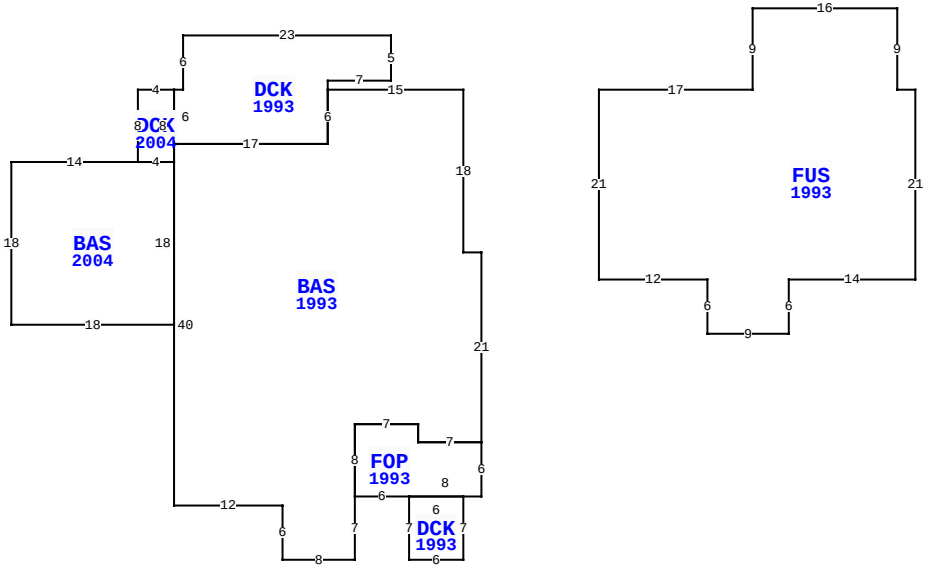
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,362	100	1,362	196,090
BAS	324	100	324	46,647
DCK	42	10	4	576
DCK	233	10	23	3,312
DCK	32	10	3	432
FOP	98	30	29	4,175
FUS	933	100	933	134,326
TOTALS	3,024		2,678	385,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,678	121.7280	173.46	464,526	1988	1988	0	0	0	17.00	83.00

1 SFR CUST – 0% - 0 Heated Area: 2619 HX Base Yr



4 OAK POINT CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	385,557
TOTAL MARKET OB/XF VALUE	19,568
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	855,125
SOH/AGL Deduction	222,330
ASSESSED VALUE	632,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	632,795
TOTAL JUST VALUE	855,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	655,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18732	REMODEL	9,000	10/01/2006
R045744	REPAIR/RRF	4,000	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2166/0295	12/20/2017	WD	Q	I	01	530,000
GRANTOR: ALLEN SAMUEL D JR & M						
GRANTEE: OAK POINT LLC						
1017/0961	11/02/2001	WD	Q	I		550,000
GRANTOR: KEIGWIN HENRY J & BEV						
GRANTEE: ALLEN SAMUEL D & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 DCK=[YR=1993] N1 E7 N5 W23 S6 W1
DCK=[YR=2004] W4 S8 BAS=[YR=2004] W14 S18 E18 N18 W4 $ E4
N8 $ S6 E17 N6 $ S6 W17 S40 E12 S6 E8 N7 FOP=[YR=1993] E6
DCK=[YR=1993] S7 E6 N7 W6 $ E8 N6 W7 N2 W7 S8 $ N8 E7 S2 E7
N21 W2 N18 $ PTR= E15 FUS=[YR=1993] E17 N9 E16 S9 E2 S21 W14
S6 W9 N6 W12 N21 $ W15 $.

EXTRA FEATURES

LN	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	1988	1988	3	66	1,320	
2	0855	CONC PAVER	0	0	0	0	729.00	SF	7.00	7.00	100	2014	2014	3	95	4,848	
3	1242	WD DECK A	0	0	10	5	50.00	SF	10.00	10.00	100	1988	1988	3	20	100	
4	0810	CONCRETE A	0	0	0	0	32.00	SF	6.50	6.50	100	1988	1988	3	57	119	
5	1126	CB/STC 8"	0	0	0	0	73.00	SF	8.00	8.00	100	1988	1988	3	57	333	
6	0300	BOAT DCK W	0	0	0	0	264.00	SF	40.00	40.00	100	1988	1988	3	20	2,112	
7	0444	BOX FNC 4'	0	0	0	0	5.00	LF	6.50	6.50	100	1988	1988	3	20	7	
8	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1988	1988	3	26	78	
9	0855	CONC PAVER	0	0	0	0	1,202.00	SF	10.00	10.00	100	2001	2001	3	82	9,856	
10	0855	CONC PAVER	0	0	0	0	97.00	SF	10.00	10.00	100	2001	2001	3	82	795	

TOTAL OB/XF 19,568

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 05/03/2018 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS