

LOT 33
OAK POINT @ LONG POINT PB5/187

BENDER WILLIAM T & MARGARET J
4307 SNEED RD
NASHVILLE, TN 37215

2023

03-6N-29-000P-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

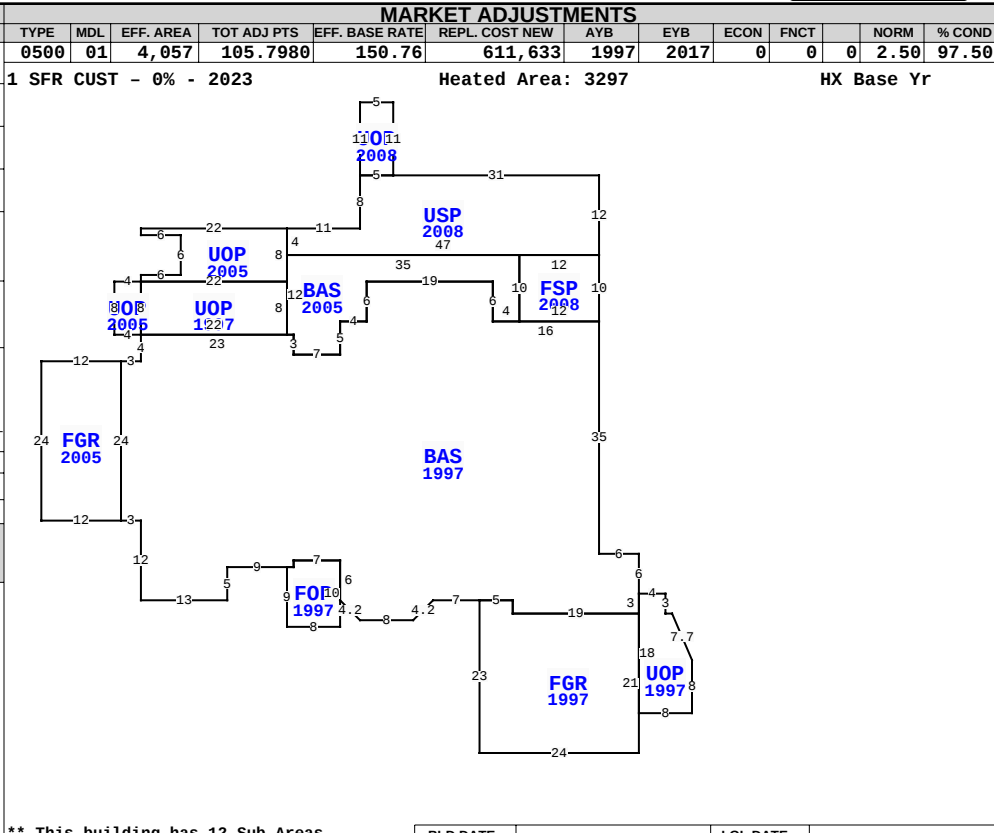
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,024	100	3,024	444,501
BAS	273	100	273	40,128
FGR	514	55	283	41,598
FGR	288	55	158	23,225
FOP	79	30	24	3,528
FSP	120	40	48	7,055
UOP	122	20	24	3,528
UOP	176	20	35	5,145
UOP	32	20	6	882
UOP	140	20	28	4,115
TOTALS	5,299		4,057	596,342

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	1997	1997	3	81	1,620	
2	0812	CONCRETE C	0	0	0	0	1,146.00	SF	4.00	4.00	100	1997	1997	3	75	3,438	
4	0811	CONCRETE B	0	0	0	0	630.00	SF	5.20	5.20	100	1997	1997	3	75	2,457	
6	0300	BOAT DCK W	0	0	16	10	160.00	SF	40.00	40.00	100	1997	1997	3	26	1,664	
7	0300	BOAT DCK W	0	0	5	9	45.00	SF	40.00	40.00	100	2005	2005	3	44	792	
8	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	270	
9	0911	SCRN RM A	0	0	12	10	120.00	SF	35.00	35.00	100	2005	2005	3	27	1,134	
10	0911	SCRN RM A	0	0	0	0	282.00	SF	35.00	35.00	100	2005	2005	3	27	2,665	
12	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	2005	2005	3	27	54	
13	0811	CONCRETE B	0	0	0	0	583.00	SF	5.20	5.20	100	2005	2005	3	87	2,637	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000133	C



** This building has 12 Sub-Areas	BLD DATE	LGL DATE
2 OAK POINT CIR, FERNANDINA BEACH	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF																	16,731
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
1	000133	C	SFR LAKE	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000

NASSAU COUNTY PROPERTY				PAGE 1 of 2	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE		596,342			
TOTAL MARKET OB/XF VALUE		24,160			
TOTAL LAND VALUE - MARKET		600,000			
TOTAL MARKET VALUE		1,220,562			
SOH/AGL Deduction		0			
ASSESSED VALUE		1,220,562			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		1,220,562			
TOTAL JUST VALUE		1,220,562			
NCON VALUE		0			
INCOME VALUE		0			
PREVIOUS YEAR MKT VALUE		767,441			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21917	ADDITION	30,000	09/01/2008
M09571	MECH OTHER	350	04/01/2005
R07534	REPAIR/RRF	720	04/01/2005
B9703932	NEW CONSTR	116,794	05/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2583/1297	8/08/2022	WD	Q	I	01
GRANTOR: MURPHY JOSEPH & MARLE					
GRANTEE: BENDER WILLIAM TODD					
1288/1531	1/19/2005	WD	Q	I	
GRANTOR: LANCASTER OLIN & SALL					
GRANTEE: MURPHY JOSEPH & MAR					

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=1997;ORIG=-8,-10] N6 W6 N35 W16 N6 W19 S6 W4 S5 W7 N3 W23 S4 W3 S24 E3 S12 E13 N5 E9 E1 N1 E7 S6 D3R3 E8 U3R3 E7 E5 S2 E19 N3 \$																
FGR=[YR=1997;ORIG=-32,-9] S23 E24 N21 W19 N2 W5 \$																
USP=[YR=2008;ORIG=-14,-61] N12 W31 W5 S8 W11 S4 E47 \$																
FGR=[YR=2005;ORIG=-86,-45] W12 S24 E12 N24 \$																
BAS=[YR=2005;ORIG=-26,-61] W35 S12 E1 S3 E7 N5 E4 N6 E19 S6 E4 N10 \$																
UOP=[YR=1997;ORIG=-83,-57] S8 E22 N8 W22 \$																
UOP=[YR=2005;ORIG=-61,-65] W22 S1 E6 S6 W6 S1 E22 N8 \$																
UOP=[YR=1997;ORIG=0,0] U7L3 W1 N3 W4 S18 E8 N8 \$																
FSP=[YR=2008;ORIG=-14,-51] N10 W12 S10 E12 \$																

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