

LOT 1
OAK POINT @ LONG POINT PB5/187

MAGUIRE ROBERT T & FRANCES M L/E/
1 OAK POINT DR
FERNANDINA BEACH, FL 32034

2024

03-6N-29-000P-0001-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	14	WD SHINGLE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 60		
Interior Floor	12	HARDWOOD 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3 100		
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	2,292	100	2,292	313,369
BAS	289	100	289	39,513
DCK	96	10	10	1,367
DCK	837	10	84	11,485
FDG	576	60	346	47,306
FOP	60	30	18	2,461
UOP	60	20	12	1,641
UOP	80	20	16	2,188
TOTALS	4,290		3,067	419,329

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,067	109.1580	163.74	502,191	1990	1990	0	0	16.50	83.50
1 SFR CUST - 100% - 2020						Heated Area: 2581		HX Base Yr 2020			