

LOT 4 IN OR 2033/1067 &
LANDSCAPE ESMT IN OR 1824/159
OAK POINT @ LONG POINT

ANDERSON CARL A & PATRICIA B REVOCABLE LIVING TRUS
7 OAK POINT DR
FERNANDINA BEACH, FL 32034

2024

03-6N-29-000P-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,693	100	1,693	252,032
BAS	366	100	366	54,485
DCK	131	10	13	1,936
FGR	623	55	343	51,061
FOP	105	30	32	4,764
FSP	308	40	123	18,311
FUS	901	100	901	134,129
STR	44	10	4	595
UOP	96	20	19	2,828

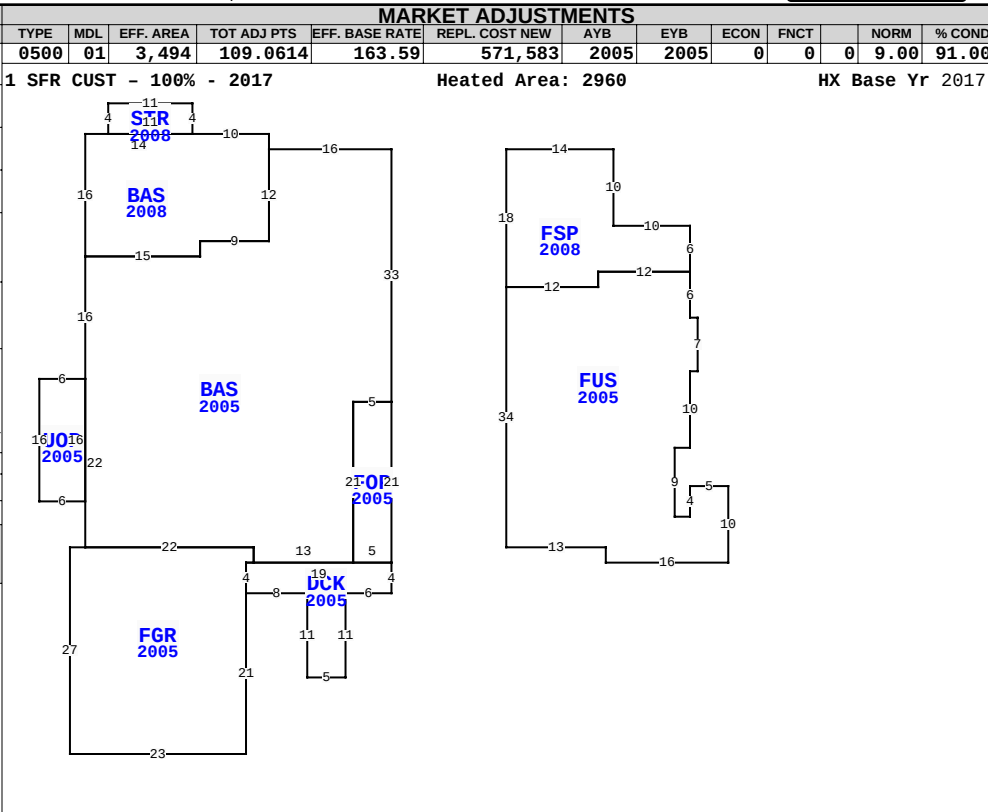
TOTALS	4,267		3,494	520,141
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EXTRA FEATURES

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	2005	2005	3	89	1,780	
2	0812	CONCRETE C	0 100	0	0	1,006.00	SF	4.00	4.00	100	2005	2005	3	86	3,461	
3	0855	CONC PAVER	0 100	0	0	269.00	SF	10.00	10.00	100	2005	2005	3	86	2,313	
4	0810	CONCRETE A	0 100	0	0	43.00	SF	6.50	6.50	100	2005	2005	3	86	240	
5	0855	CONC PAVER	0 100	0	0	180.00	SF	7.00	7.00	100	2009	2009	3	90	1,134	
6	0855	CONC PAVER	0 100	0	0	592.00	SF	7.00	7.00	100	2009	2009	3	90	3,730	

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	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000							



BLD DATE	08/12/2008	DJ	LGL DATE	
XF DATE			LAND DATE	04/08/2024
INC DATE			AG DATE	MLU

7 OAK POINT DR, FERNANDINA BEACH

TOTAL OB/XF																12,658
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE					520,141
TOTAL MARKET OB/XF VALUE					12,658
TOTAL LAND VALUE - MARKET					600,000
TOTAL MARKET VALUE					1,132,799
SOH/AGL Deduction					468,232
ASSESSED VALUE					664,567
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					614,567
TOTAL JUST VALUE					1,132,799
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					1,009,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20826	REMODEL	69,000	12/01/2007
R10904	REPAIR/RRF	1,200	12/01/2007
M12112	MECH OTHER	0	10/01/2006
M09288	MECH OTHER	0	02/01/2005
B0413633	FOUNDATION	5,000	09/01/2004
B0413706	NEW CONSTR	189,243	09/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2033/1067	3/11/2016	WD Q	I	02	
GRANTOR: MAGUIRE ROBERT T & R					790,000
GRANTEE: CARL A & PATRICIA B					
0993/1341	6/22/2001	WD Q	V		220,000
GRANTOR: BLAIR R CARY & KAREN					
GRANTEE: MAGUIRE ROBERT T &					

BUILDING NOTES					
BAS=[YR=2005] W16 BAS=[YR=2008] N2 W10 STR=[YR=2008] N4 W11 S4 E11\$ W14 S16 E15 N2 E9 N12\$S12 W9 S2 W15 S16 UOP=[YR=2005] W6 S16 E6 N16\$ S22 FGR=[YR=2005] W2 S27 E23 N21 DCK=[YR=2005] E8 S11 E5 N11 E6 N4 FOP=[YR=2005] N21 W5 S21 E5 \$ W19 S4 \$ N4 E1 N2 W22 \$ E22 S2E13 N21 E5 N33 \$ PTR= E15 FSP=[YR=2008] E14 S10 E10 S6 FUS=[YR=2005] S6 E1 S7 W1 S10 W2 S9E2 N4 E5 S10 W16N2 W13 N34 E12N2 E12 \$ W12 S2 W12 N18\$ W15\$.					