

LOT 7
ESMT OR 1797/726
OAK POINT @ LONG POINT PB5/187

DESMOND JOHN S &/BERRY THOMASIN J
15 OAK POINT DR
FERNANDINA BEACH, FL 32034

2024

03-6N-29-000P-0007-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		10	ABOVE AVG 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 90		
Roof Cover		11	SLATE 10		
Interior Wall		05	DRYWALL 100		
Interior Floo		12	HARDWOOD 90		
Interior Floo		15	HARDTILE 10		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			4 100		
Bathrooms			4.5 100		
Frame		02	WOOD FRAME 100		
Stories		2.	2. 100		
Units			0 100		
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	1,875	100	1,875	345,383	
FEP	490	80	392	72,208	
FGR	576	55	317	58,393	
FOP	339	30	102	18,789	
FSP	490	40	196	36,104	
FUS	1,863	100	1,863	343,173	
UOP	80	20	16	2,947	
UOP	90	20	18	3,316	
TOTALS		5,803	4,779	880,313	

MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY				PAGE 1 of 1		5	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY							
0500	11	4,779	131.3426	197.01	941,511	2009	2009	0	0	0	0	6.50	93.50	STANDARD							
1 SFR CUST - 0% - 0												Heated Area: 3738									
												HX Base Yr									
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