LOT 9
IN OR 1488/429
OAK POINT @ LONG POINT PB5/187

COLEY DION M
PO BOX 15118
FERNANDINA BEACH, FL 32035

2024

03-6N-29-00OP-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

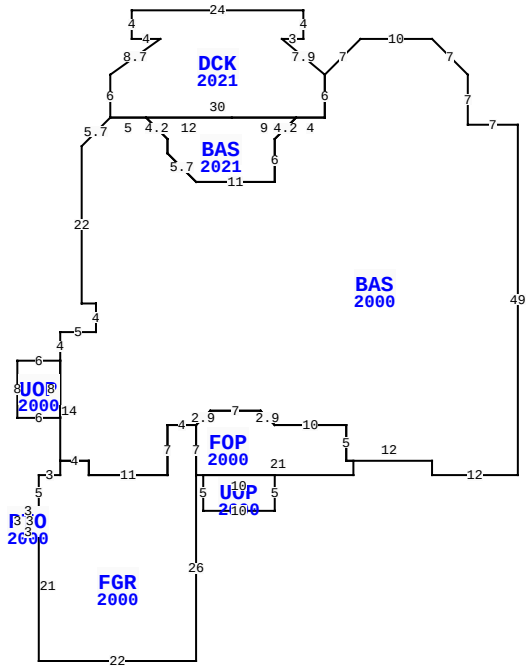
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,921	100	2,921	432,613
BAS	136	100	136	20,142
DCK	394	10	39	5,776
FGR	608	55	334	49,467
FOP	167	30	50	7,405
PTO	9	5	0	0
UOP	48	20	10	1,481
UOP	50	20	10	1,481
TOTALS	4,333		3,500	518,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,500	110.3172	165.48	579,180	2000	2002	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2019 Heated Area: 3057 HX Base Yr 2019



19 OAK POINT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		518,366
TOTAL MARKET OB/XF VALUE		6,654
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		975,020
SOH/AGL Deduction		322,561
ASSESSED VALUE		652,459
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		602,459
TOTAL JUST VALUE		975,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		851,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003315	ADDITION	25,596	04/16/2020
B006739	NEW CONSTR	245,000	01/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/0429	3/27/2007	WD	Q	I		900,000
GRANTOR: RAND SHIRLEY TRUSTEE						
GRANTEE: COLEY DION M						
0948/1448	9/11/2000	WD	U	V	07	100
GRANTOR: SALTMARSH ERNEST O II						
GRANTEE: CURY & SALTMARSH DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W7 N7 U5 L5 W10 D5 L5 DCK=[YR=2021] U5 L6 E3 N4 W24 S4 E4 D5 L7 S6 E30 N6$ S6 W4 BAS=[YR=2021] W9 W12 D3 R3 S2 R4 D4 E11 N6 R3 U3 $ D3 L3 S6 W11 U4 L4 N2 U3 L3 W5 L4 D4 S22 E2 S4 W5 S4UOP=[YR=2000] W6 S8 E6 N8$ S14 FGR=[YR=2000] S2 W3 S5 PTO=[YR=2000] W3 S3E3 N3$ S21 E22 N26 FOP=[YR=2000] E1 UOP=[YR=2000] S5 E10 N5 W10$ E21 N2 W1 N5 W10 L2 U2 W7 D2 L2 S7$ N7 W4 S7 W11 N2 W4$ E4 S2 E11 N7 E4 R2 U2 E7 D2 R2 E10 S5 E12 S2 E12 N49$.

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	0812	CONCRETE C	0	100	0	0	1,919.00	SF	4.00	4.00	100	2000	2000	3	79	6,064	
2	0858	SCULP CONC	0	100	11	3	33.00	SF	13.00	13.00	100	2000	2000	3	94	403	
3	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2000	2000	3	79	139	
4	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2000	2000	3	20	48	

LAND DESCRIPTION

TOTAL OB/XF 6,654

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	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS