LOT 10
IN OR 1744/1855
OAK POINT @ LONG POINT PB5/187

PRUSI ALEXANDER M & LESLIE B
21 OAK POINT DR
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00OP-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

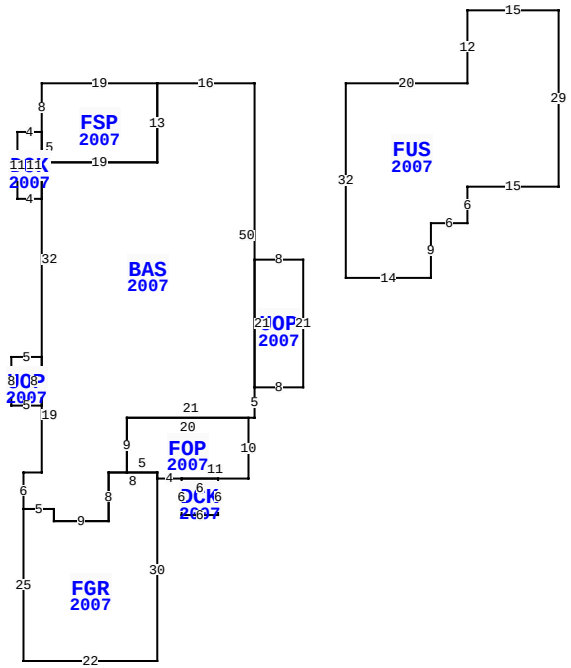
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,906	100	1,906	325,423
DCK	36	10	4	683
DCK	44	10	4	683
FGR	580	55	319	54,464
FOP	195	30	58	9,902
FSP	247	40	99	16,903
FUS	1,021	100	1,021	174,322
UOP	40	20	8	1,365
UOP	168	20	34	5,805
TOTALS	4,237		3,453	589,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,453	123.4548	185.18	639,427	2007	2007	0	0	0	7.80	92.20

1 SFR CUST – 100% - 2013 Heated Area: 2927 HX Base Yr 2013



21 OAK POINT DR, FERNANDINA BEACH

BLD DATE	08/10/2007 KK	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		589,552
TOTAL MARKET OB/XF VALUE		7,321
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		1,046,873
SOH/AGL Deduction		403,263
ASSESSED VALUE		643,610
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		593,610
TOTAL JUST VALUE		1,046,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		920,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12111	MECH OTHER	0	10/01/2006
E17843	ELEC OTHER	15,000	08/01/2006
P11428	OTHER	0	08/01/2006
C17884	CO ISSUED	0	05/01/2006
R09364	REPAIR/RRF	3,800	05/01/2006
B17884	NEW CONSTR	385,000	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1744/1855	6/22/2011	WD	U	I	38	515,000
GRANTOR: OYER JOHN P & WILLA						
GRANTEE: PRUDI ALEXANDER M &						
1332/0512	7/11/2005	WD	Q	V		330,000
GRANTOR: CURY & SALTMARSH DEVE						
GRANTEE: OYER JOHN P & WILLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W16 FSP=[YR=2007] W19 S8 DCK=[YR=2007] W4 S11 E4 N11$ S5 E19 N13$ S13 W19 S32 UOP=[YR=2007] W5 S8 E5 N8$ S19 W3 S6 FGR=[YR=2007] S25 E22 N30 FOP=[YR=2007] E4 DCK=[YR=2007] S6 E6 N6 W6$ E11 N10 W20 S9 E5 S1 $ N1 W8 S8 W9 N2 W5$ E5 S2 E9 N8 E3 N9 E21 N5 UOP=[YR=2007] E8 N21 W8 S21$ N50$ PTR=E15 FUS=[YR=2007] E20 N12 E15 S29 W15 S6 W6 S9 W14 N32$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0810	CONCRETE A	0	100	0	0	483.00	SF	6.50	6.50	100	2007	2007	3	88	2,763	
3	0855	CONC PAVER	0	100	39	4	156.00	SF	10.00	10.00	100	2007	2007	3	88	1,373	

LAND DESCRIPTION

TOTAL OB/XF 7,321

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	000116	C	SFR MARSH	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