

LOT 11
IN OR 2136/1326
OAK POINT @ LONG POINT PB5/187

LANGER THOMAS J & ANDREA M
23 OAK POINT DRIVE
FERNANDINA BEACH, FL 32034

2024

03-6N-29-000P-0011-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 70
Exterior Wall	17 CB STUCCO 30
Roof Structure	08 IRREGULAR 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	3. 100
Units	0 100
Occupancy	00 NONE 100

Quality	01 Quality Level 01
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	174	100	174	21,503
FGR	568	55	312	38,558
FOP	88	30	26	3,213
FOP	140	30	42	5,191
FSP	140	40	56	6,921
FSP	140	40	56	6,921
FUS	1,010	100	1,010	124,817
FUS	1,078	100	1,078	133,221
UOP	84	20	17	2,101
UOP	87	20	17	2,101
TOTALS	3,509		2,788	344,545

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	774.00	SF	5.20
2	1075	TRELLIS G	0	100	16	6	96.00	SF	35.00
3	0825	BRICK	0	100	6	12	72.00	SF	12.50
4	0825	BRICK	0	100	0	0	37.00	SF	12.50
5	0446	BOX FNC 6'	0	100	0	0	8.00	LF	20.00
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,788	111.7152	139.64	389,316	2000	2000	0	0	11.50	88.50
1 SNGL FAM - 100% - 2020 Heated Area: 2262 HX Base Yr 2020											
23 OAK POINT DR, FERNANDINA BEACH											
BLD DATE 08/14/2008 DJ LGL DATE 04/08/2024 MLU											

TOTAL OB/XF 7,114											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		344,545	
TOTAL MARKET OB/XF VALUE		7,114	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		801,659	
SOH/AGL Deduction		230,946	
ASSESSED VALUE		570,713	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		520,713	
TOTAL JUST VALUE		801,659	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		686,379	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906196	NEW CONSTR	250,000	06/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2136/1326	7/28/2017	WD Q	I	02	
GRANTOR: DAVIS RICHARD E & PAU					
GRANTEE: LANGER THOMAS J & A					
1945/0420	10/29/2014	WD Q	I	02	
GRANTOR: BATES PETER & FRANCES					
GRANTEE: DAVIS RICHARD E & P					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FOP=[YR=2000] W10 FGR=[YR=2000] N1 W13 S16 W5 BAS=[YR=2000] W5 S5 W8 S9 E3 UOP=[YR=2000] S8 E12 N5 W4 N3 W8 \$ E8 S1 E5 N10 W3 N5 \$ S5 E3 S10 W5 S2 E4 S5 E16 N37 \$ S14 E10 N14 \$ PTR= E15 FUS=[YR=2000] E31 S1 FSP=[YR=2000] E10 S14 W10 N14 \$ S16 R2 D2 S4 L2 D2 S13 W16 FOP=[YR=2000] W8 UOP=[YR=2000] S13 E1 S7 W5 N20 E4 \$W4 N8 E8 D4 R4 S4 \$ N4 L4 U4 W11 N30 \$ W15 \$ PTR= N15 FUS=[YR=2000] N20 FSP=[YR=2013] E10 N14 W10 S14 \$ N15 W31 S30 E15 S5 E16 \$ S15 \$.									