

LOT 13 & PT OF LOT 14
IN OR 2184/1630
(EX OR 2163/34)

SOBIESKI JANE & MICHAEL F
27 OAK POINT DR
FERNANDINA BEACH, FL 32034

2024

03-6N-29-000P-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	19	MARBLE 30
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	10
NEIGHBORHOOD/LOC	10007.00	

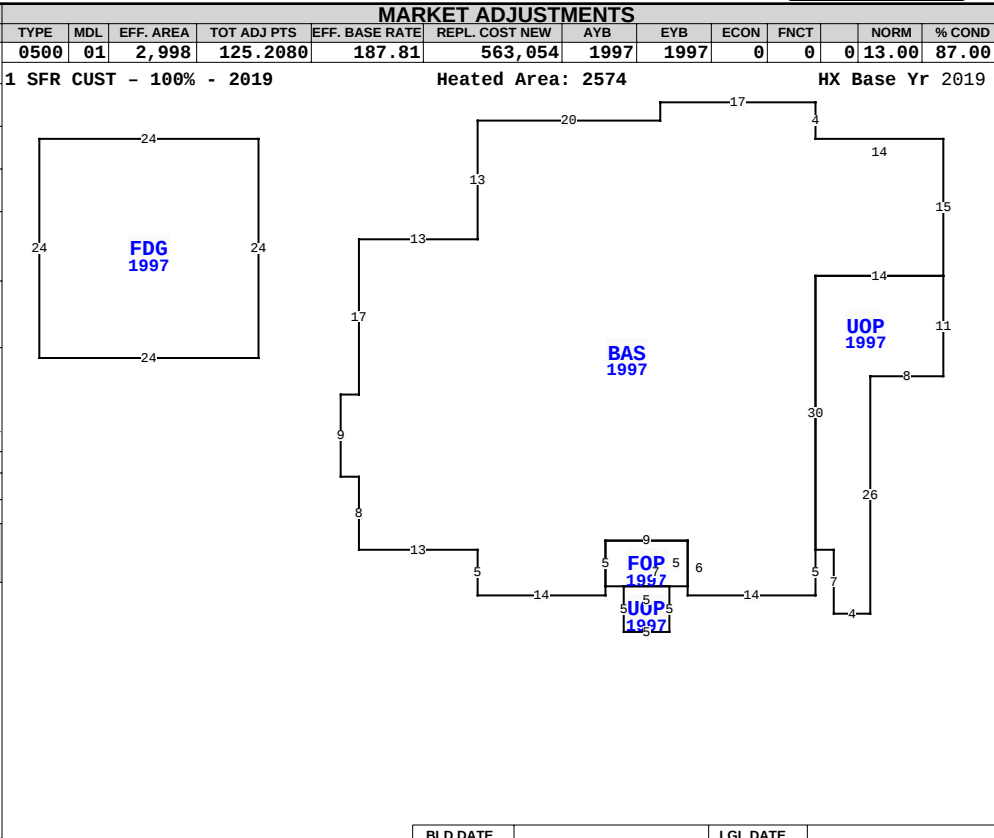
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,574	100	2,574	420,578
FDG	576	60	346	56,534
FOP	45	30	14	2,287
UOP	25	20	5	817
UOP	296	20	59	9,640
TOTALS	3,516		2,998	489,857

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	1997	1997	3	80	1,600
2	0855	CONC PAVER	0	100	0	0		1,508.00	SF 10.00	10.00	100	2009	2009	3	90	13,572
3	1126	CB/STC 8"	0	100	0	0		78.00	SF 8.00	8.00	100	1997	1997	3	73	456
4	0445	BOX FNC 5'	0	100	0	0		13.00	LF 8.10	8.10	100	1997	1997	3	20	21
5	0855	CONC PAVER	0	100	0	0		384.00	SF 10.00	10.00	100	2009	2009	3	90	3,456

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000116	C

REVIEW DATE	04/23/2024	BY	KBA
-------------	------------	----	-----



27 OAK POINT DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF		
TOTAL OB/XF	19,105	

TOTAL OB/XF		
TOTAL OB/XF	19,105	

Total Acres: 0.00	Total Land Value: 450,000	Market: 0	Agricultural: 0	Common: 450,000
-------------------	---------------------------	-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	489,857		
TOTAL MARKET OB/XF VALUE	19,105		
TOTAL LAND VALUE - MARKET	450,000		
TOTAL MARKET VALUE	958,962		
SOH/AGL Deduction	364,314		
ASSESSED VALUE	594,648		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	544,648		
TOTAL JUST VALUE	958,962		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	809,953		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603080	NEW CONSTR	167,365	07/01/1996

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2184/1630	3/19/2018	WD Q	I 02
GRANTOR: MIKLAS JOEL R			
GRANTEE: SOBIESKI JANE & MIC			
2083/1759	11/14/2016	WD Q	I 01
GRANTOR: CALLAHAN JAMES P & LO			
GRANTEE: MILLAS JOEL R			

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1997] W14 N4 W17 S2 W20 S13 W13 S17 W2 S9 E2 S8 E13 S5 E14 N1 FOP=[YR=1997] E2 UOP=[YR=1997] S5 E5 N5 W5 E7 N5 W9 S5 N5 E9 S6 E14 N5 UOP=[YR=1997] E2 S7 E4 N26 E8 N11 W14 S30 N30 E14 N15 PTR=W75 FDG=[YR=1997] W24 S24 E24 N24 S E75\$.		