

MCKNIGHT GEOFFREY/HOPERICH MATTHEW FRANK
22 OAK POINT DR
FERNANDINA BEACH, FL 32034

03-6N-29-000P-0017-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

14WD SHINGLE 70
17CB STUCCO 30
03GABLE/HIP 100
12MODULAR MT 100
05DRYWALL 90
08DECORATIVE 10
11CLAY TILE 50
12HARDWOOD 50
03CENTRAL 100
04AIR DUCTED 100
2100

Bathrooms
Frame2.5 100
Stories2.2. 100
Units0 100
Occupancy00NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA10
NEIGHBORHOOD/LOC10007.00

TOTAL GROSS AREA

AREA TYPE

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,071

100

1,071

179,981

BAS

352

100

352

59,154

FGR

403

55

222

37,307

FOP

84

30

25

4,201

FST

15

55

8

1,345

FUS

915

100

915

153,765

SFB

143

80

114

19,158

SFB

158

80

126

21,174

STR

91

10

9

1,512

STR

91

10

9

1,512

TOTALS

3,963

2,969

498,939

EXTRA FEATURES

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

0810

CONCRETE A

0 100 40 10

400.00SF

6.50

6.50

100

100

100

3 20

520

2

0504

FP-ELECTRI

0 100 0 0

1.00UT

2,000.00

2,000.00

100

1994

1994

3 76

1,520

3

0810

CONCRETE A

0 100 20 4

80.00SF

6.50

6.50

100

1994

1994

3 68

354

4

0825

BRICK

0 100 5 6

30.00SF

12.50

12.50

100

1994

1994

3 90

338

5

1242

WD DECK A

0 100 0 0

104.00SF

10.00

10.00

100

1994

1994

3 20

208

6

0825

BRICK

0 100 10 4

40.00SF

12.50

12.50

100

1994

1994

3 90

450

7

0300

BOAT DCK W

0 100 16 10

160.00SF

40.00

40.00

100

1994

1994

3 20

1,280

8

0810

CONCRETE A

0 100 0 0

130.00SF

6.50

6.50

100

1994

1994

3 68

575

9

1075

TRELLIS G

0 100 12 12

144.00SF

35.00

35.00

100

1994

1994

3 20

1,008

10

0820

WOOD WALK

0 100 15 4

60.00SF

11.75

11.75

100

1994

1994

3 40

282

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000133

C

SFR LAKE

100

PUD

0.00

0.00

1.00

LT

1.00

1.00

0.90

550,000.00

495,000.00

495,000

REVIEW DATE

05/12/2019

BY

KBA

Total Acres:

0.00

Total Land Value:

495,000

Market:

0

Agricultural:

0

Common:

495,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATE

0500012,969123.7950185.69

551,31419942004009.5090.50

1 SFR CUST - 100% - 2024

Heated Area: 2578

HX Base Yr 2024

STR 2008

UOP 1994

STR 2008

BAS 1994

FOP 1994

ST 2008

SFB 2008

FGR 1994

UOP 1994

FUS 1994

** This building has 14 Sub-Areas

22 OAK POINT DR, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

08/18/2008DJ

LGL DATELAND DATEAG DATE

04/08/2024MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 5Tax Dist:

BUILDING MARKET VALUE498,939

TOTAL MARKET OB/XF VALUE7,242

TOTAL LAND VALUE - MARKET495,000

TOTAL MARKET VALUE1,001,181

SOH/AGL Deduction0

ASSESSED VALUE1,001,181

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE951,181

TOTAL JUST VALUE1,001,181

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE889,284

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / IRSN CDPRICE

2523/083712/21/2021WDQI02685,000

GRANTOR:MARESOL L P

GRANTEE:MCKNIGHT GEOFFREY &

1701/12789/20/2010WDQI01530,000

GRANTOR:FRAZIER JANE CRANSTON

GRANTEE:MARESOL L P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W5 UOP=[YR=1994] N1 STR=[YR=2008] E13 N7 W13 S7\$ N8 W20 S1 STR=[YR=2008] W13 S7 E13 N7\$ S8 E20\$ W26 S30 E3 FOP=[YR=1994] S8 E4 STR=[YR=2008] S20 E5 N20 W5\$ E8 N3 U5 L5 W7 \$ E7 D5 R5 S3 E16 N38\$ PTR=E15 BAS=[YR=2008] E6 UOP=[YR=1994] N9 E20 S9 SFB=[YR=2008] E5 S13 FGR=[YR=1994] S25 W16 N3 SFB=[YR=2008] U5 L5 W10 N8 E8 N5 E5 FST=[YR=1994] E3 S5 W3 N5\$ S5 E2 S13\$ N13 E1 N5 W3 N4 E18\$ W11 N13E6\$ W20\$ E14 S13 W7 S4 W5 S5 W8 N22\$ W15 PTR= E50 FUS=[YR=1994] E6 UOP=[YR=1994] N9 E20 S9 W20\$ E25 S35W16 N6 W4 N4 W2 N4 W9 N21\$ W50\$.

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