

LOT 18 & PT OF LOT 19 IN
OR 1243/823 & OR 1933/1999
OAK POINT @ LONG POINT

BRADDOCK WILLIAM K & SHEILA A
20 OAK POINT DR
FERNANDINA BEACH, FL 32034

2024

03-6N-29-000P-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	2,389	100	2,389	359,925
FGR	647	55	356	53,635
FOP	234	30	70	10,546
FSP	451	40	180	27,119
FUS	1,559	100	1,559	234,878
UOP	45	20	9	1,356
UOP	50	20	10	1,507
UOP	52	20	10	1,507
UOP	120	20	24	3,616
TOTALS	5,547		4,607	694,087

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00
2	0855	CONC PAVER	0	100	0	0		1,301.00	SF 10.00
3	0855	CONC PAVER	0	100	0	0		280.00	SF 10.00
4	0300	BOAT DCK W	0	100	16	10		160.00	SF 40.00
5	0600	SUMMER KIT	0	100	0	0		1.00	UT 5,000.00
6	1100	VAC SYSTEM	0	100	0	0		1.00	UT 800.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00
2	000133	C	SFR LAKE	100		PUD	0.00	0.00	0.50

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	4,607	109.1727	163.76	754,442	2007	2007	0	0
1 SFR CUST - 100% - 2009									
Heated Area: 3948									
HX Base Yr 2009									

20 OAK POINT DR, FERNANDINA BEACH									
BLD DATE 10/30/2007 KK LGL DATE 04/08/2024 MLU									
XF DATE									
INC DATE									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
VALUATION BY									
Tax Group: 5									
Tax Dist:									
BUILDING MARKET VALUE									
694,087									
TOTAL MARKET OB/XF VALUE									
21,968									
TOTAL LAND VALUE - MARKET									
825,000									
TOTAL MARKET VALUE									
1,541,055									
SOH/AGL Deduction									
669,920									
ASSESSED VALUE									
871,135									
TOTAL EXEMPTION VALUE									
50,000									
BASE TAXABLE VALUE									
821,135									
TOTAL JUST VALUE									
1,541,055									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
1,360,607									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530067	WINDOWS	29,221	03/01/2015
P10940	OTHER	0	04/01/2006
E16815	ELEC OTHER	12,500	02/01/2006
C16833	CO ISSUED	0	12/01/2005
R08728	REPAIR/RRF	45,000	12/01/2005
B16833	NEW CONSTR	335,000	12/01/2005

SALES DATA									
OFF RECORD	DATE	TYPE	Q	V	RSN	CD	SALE		
Number		INST	U	I			PRICE		
1933/1999	8/20/2014	WD	U	I	37		172,435		
GRANTOR: LESHES BRADLEY C & MA									
GRANTEE: BRADDOCK WILLIAM K									
1243/0823	7/06/2004	WD	U	V	07		100		
GRANTOR: WILSON M THOMAS JR &									
GRANTEE: BRADDOCK WM K & SHE									

BUILDING NOTES									
BUILDING DIMENSIONS									
UOP=[YR=2007] W15 BAS=[YR=2007] N13 FSP=[YR=2007] N9									
UOP=[YR=2007] N4 W13 S4 E13\$ W13 N4 W31 S4 E1 S7 E30 S2 E13\$									
W13 N2 W30 N7 W20 S23 UOP=[YR=2007] W5 S10 E5 N10\$ S23 E16									
FOP=[YR=2007] S6 E24 UOP=[YR=2007] S5 E9 N5 W9\$ E9 S3 E4									
FGR=[YR=2007] E25 N25 W15 S3 W14 S13 E4 S9\$ N9 W37\$ E33 N13									
E14 N11\$ S8 E15 N8\$ PTR=E15 FUS=[YR=2007] E16 S12 E21 N19 E16									
S7 E5 S19 W5 S9 W15 S4 W6 N4 W8 S4 W24 N32\$ W15\$.									

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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00
2	000133	C	SFR LAKE	100		PUD	0.00	0.00	0.50