LOT 23
OAK POINT @ LONG POINT PB5/187

ZIEGLER THOMAS & MINETTE
1 OAK POINT CIR
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00OP-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

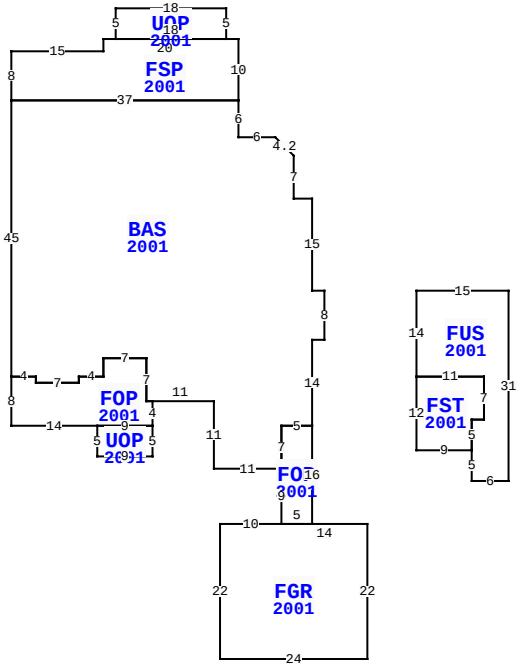
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	2,350	100	2,350	459,987
FGR	528	55	290	56,764
FOP	80	30	24	4,698
FOP	194	30	58	11,353
FSP	340	40	136	26,620
FST	122	55	67	13,115
FUS	298	100	298	58,330
UOP	45	20	9	1,762
UOP	90	20	18	3,524
TOTALS	4,047		3,250	636,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,250	141.8419	212.76	691,470	2001	2006	0	0	0	8.00	92.00

1 SFR CUST - 100% - 2023 Heated Area: 2648 HX Base Yr 2023



1 OAK POINT CIR, FERNANDINA BEACH

BLD DATE		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		636,152
TOTAL MARKET OB/XF VALUE		7,081
TOTAL LAND VALUE - MARKET		550,000
TOTAL MARKET VALUE		1,193,233
SOH/AGL Deduction		96,443
ASSESSED VALUE		1,096,790
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,046,790
TOTAL JUST VALUE		1,193,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,064,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007664	REMODEL,	80,000	06/27/2024
20219139	REPAIR/RRF	24,000	08/01/2021
B20782	REMODEL	16,000	11/01/2007
M014886	H/AC	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2496/1455	9/14/2021	WD	Q	I	01	965,000
GRANTOR: AUSTEN WILLIAM F & NA						
GRANTEE: ZIEGLER THOMAS & MI						
2032/0825	3/01/2016	QC	U	I	11	100
GRANTOR: AUSTEN WILLIAM F & NA						
GRANTEE: AUSTEN WILLIAM F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W2 N15 W3 N7 L3 U3 W6N6 FSP=[YR=2001] N10 W2 UOP=[YR=2001] N5W18 S5 E18 $ W20 S2 W15 S8 E37$ W37 S45 FOP=[YR=2001] S8 E14 UOP=[YR=2001] S5 E9 N5 W9 $ E9 N4 W1 N7 W7 S3 W4 S1 W7 N1 W4 $ E4 S1 E7 N1 E4 N3 E7 S7 E11 S11 E11 FOP=[YR=2001] S9 FGR=[YR=2001] W10 S22 E24 N22 W14 $ E5 N16 W5 S7 $ N7 E5 N14 E2 N8 $ PTR= E15 FUS=[YR=2001] E15 S31 W6 N5 FST=[YR=2001] W9 N12 E11 S7 W2 S5 $ N5 E2 N7 W11 N14 $ 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	85	1,700	
2	0811	CONCRETE B	0	100	0	0	937.00	SF	5.20	5.20	100	2001	2001	3	80	3,898	
3	0858	SCULP CONC	0	100	6	12	72.00	SF	13.00	13.00	100	2001	2001	3	94	880	
4	0810	CONCRETE A	0	100	0	0	116.00	SF	6.50	6.50	100	2001	2001	3	80	603	

LAND DESCRIPTION

TOTAL OB/XF 7,081

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	550,000.00	550,000.00	550,000							

REVIEW DATE 11/23/2021 BY RKA Total Acres: 0.00 Total Land Value: 550,000 Market: 0 Agricultural: 0 Common: 550,000 PRINTED 08/06/2024 BY SYS