

VRANICAR TOBIN J & JOANNE M
3 OAK POINT CIRCLE
FERNANDINA BEACH, FL 32034

03-6N-29-000P-0024-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT										TYPE										MDL									
Exterior Wall										0500										01									
Roof Structur										08										IRREGULAR 100									
Roof Cover										11										SLATE 100									
Interior Wall										05										DRYWALL 100									
Interior Floo										12										HARDWOOD 50									
Interior Floo										14										CARPET 50									
Air Condition										03										CENTRAL 100									
Heating Type										04										AIR DUCTED 100									
Bedrooms																				4 100									
Bathrooms																				2.5 100									
Frame										02										WOOD FRAME 100									
Stories										2.										2. 100									
Units										00										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										1,478										100									
FDG										440										60									
FOP										149										30									
FSP										113										40									
FUS										897										100									
STP										8										10									
UOP										44										20									
TOTALS										3,129										2,739									
EXTRA FEATURES										3 OAK POINT CIR, FERNANDINA BEACH										456,296									
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									
2										0810										CONCRETE A									
3										0810										CONCRETE A									
4										1242										WD DECK A									
5										0810										CONCRETE A									
6										0858										SCULP CONC									
7										0463										FENCE GATE									
8										0446										BOX FNC 6'									
9										1242										WD DECK A									
10										0300										BOAT DCK W									
LAND DESCRIPTION										TOTAL OB/XF										10,676									
L N										USE CODE										CLS									
																				LAND USE DESCRIPTION									
																				CAP									
																				R D									
																				LOC ZONE									
																				FRONT									
																				DEPTH									
																				TOT LND UTS									
																				UNIT TYPE									
																				D T									
																				DPTH FACT									
																				% COND									
																				TOT ADJ									
																				UNIT PRICE									
																				ADJ UNIT PRICE									
																				LAND VALUE									
																				OTHER ADJUSTMENTS AND NOTES									
																				YEAR									
																				DENSITY									
																				DECL									
																				FRZ									
																				YR									
																				CONSRV									
REVIEW DATE										05/12/2019										BY									
										KBA										Total Acres: 0.00									
																				Total Land Value: 825,000									
																				Market: 0									
																				Agricultural: 0									
																				Common: 825,000									
																				PRINTED 08/06/2024 BY SYS									