LOT 26 & PT LOT 25
IN OR 1618/279 & OR 1953/1261
OAK POINT @ LONG POINT PB5/187

TUNNO ROBERT & PATRICIA
75 WATERFRONT DRIVE
PITTSBURGH, PA 15222

2024

03-6N-29-00OP-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

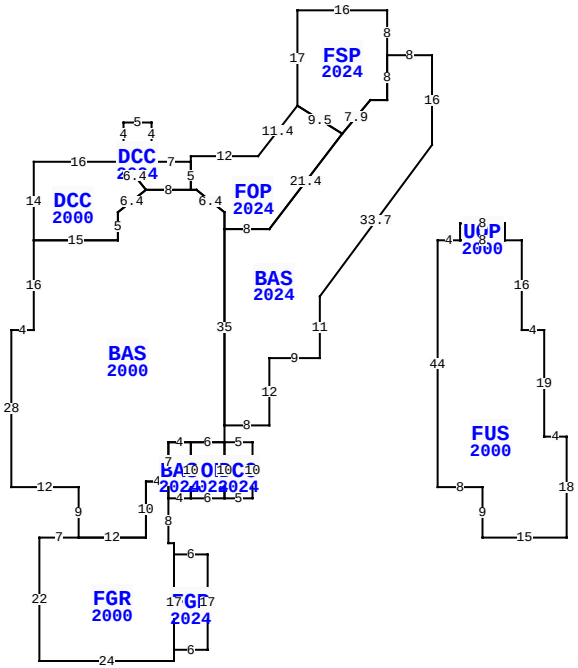
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	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	1,783	100	1,783	262,304
BAS	40	100	40	5,884
BAS	985	100	985	144,907
DCC	235	15	35	5,149
DCC	50	15	8	1,177
DCC	85	15	13	1,912
FGR	567	55	312	45,899
FGR	102	55	56	8,239
FOP	60	30	18	2,648
FOP	292	30	88	12,946
TOTALS	5,465		4,406	648,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,406	107.1840	160.78	708,397	2000	2006	0	0	0	8.50	91.50

1 SFR CUST – 0% - 0 Heated Area: 3751 HX Base Yr



** This building has 13 Sub-Areas

7 OAK POINT CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	648,183
TOTAL MARKET OB/XF VALUE	12,559
TOTAL LAND VALUE - MARKET	825,000
TOTAL MARKET VALUE	1,485,742
SOH/AGL Deduction	540,701
ASSESSED VALUE	945,041
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	945,041
TOTAL JUST VALUE	1,485,742
NCON VALUE	155,846
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,156,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012421	ADDITION	500,000	08/15/2022
B1632735	BATH REM	21,000	07/01/2016
B007205	NEW CONSTR	250,000	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1953/1261	12/22/2014	WD	U	V	37	157,500
GRANTOR: BATES PETER & FRANCES						
GRANTEE: TUNNO ROBERT & PATR						
1618/0279	4/30/2009	WD	Q	I	01	678,000
GRANTOR: BRENNER ELFRIEDA M ET						
GRANTEE: TUNNO ROBERT & PATR						

BUILDING NOTES

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	84	1,680	
9	0858	SCULP CONC	0	0	0	0	85.00	SF	13.00	13.00	100	2000	2000	3	94	1,039	
10	0855	CONC PAVER	0	0	0	0	720.00	SF	10.00	10.00	100	2024	2023		100	7,200	
11	0300	BOAT DCK W	0	0	0	0	66.00	SF	40.00	40.00	100	2024	2023		100	2,640	

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,-1] U4L5 W1 W8 D4L5 S5 W15 S16 W4 S28 E12 S9 E12 N10 E4 N7 E4 E6 N3 N35 N3 $
BAS=[YR=2024;ORIG=0,37] E8 N12 E9 N11 U27R20 N16 W8 S8 W3 D6L5 D17L13 W8 S35 $
FUS=[YR=2000;ORIG=38,4] E4 E8 E3 S16 E4 S19 E4 S18 W15 N9 W8 N44 $
FGR=[YR=2000;ORIG=-26,57] W7 S22 E24 N2 N17 N2 W1 N8 N3 W4 S10 W12 $
FSP=[YR=2024;ORIG=29,-21] N8 N8 W16 S17 D5R8 U6R5 E3 $
FOP=[YR=2024;ORIG=13,-20] D9L7 W12 S1 S5 E1 D4R5 S3 E8 U17R13 U5L8 $
DCC=[YR=2000;ORIG=-19,-1] U4R5 U5L4 W16 S14 E15 N5 $

LAND DESCRIPTION

TOTAL OB/XF 12,559

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	550,000.00	550,000.00	550,000							
2	000133	C	SFR LAKE	0		PUD	0.00	0.00	0.50	LT		1.00	1.00	1.00	550,000.00	550,000.00	275,000							

REVIEW DATE 02/26/2024 BY TW Total Acres: 0.00 Total Land Value: 825,000 Market: 0 Agricultural: 0 Common: 825,000 PRINTED 08/06/2024 BY SYS