

LOT 28
IN OR 2186/1526
OAK POINT @ LONG POINT PB5/187

MOORE DANNY & JUDITH
12 OAK POINT CIR
FERNANDINA BEACH, FL 32034

2024

03-6N-29-000P-0028-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 70
Exterior Wall	17 CB STUCCO 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	3. 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	1,101	100	1,101	173,658
BAS	274	100	274	43,217
FGR	614	55	338	53,312
FOP	84	30	25	3,944
FOP	160	30	48	7,571
FST	24	55	13	2,050
FUS	1,040	100	1,040	164,036
SFB	159	80	127	20,031
STR	70	10	7	1,104
STR	70	10	7	1,104
TOTALS	4,036		3,056	482,016

** This building has 13 Sub-Areas

12 OAK POINT CIR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/08/2024 MLU

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
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990
2	0811	CONCRETE B	0 100	0	0	647.00	SF	5.20	5.20	100	1990	1990
3	0858	SCULP CONC	0 100	0	0	45.00	SF	13.00	13.00	100	1990	1990
4	0820	WOOD WALK	0 100	0	0	100.00	SF	11.75	11.75	100	1990	1990
5	1124	CB/STC 4"	0 100	10	4	40.00	SF	6.50	6.50	100	1990	1990
6	0300	BOAT DCK W	0 100	9	12	108.00	SF	40.00	40.00	100	1990	1990
7	1075	TRELLIS G	0 100	13	13	169.00	SF	35.00	35.00	100	1990	1990
8	0409	ELEVATOR R	1 100	0	0	1.00	UT	10,200.00	10,200.00	100	2023	1990

TOTAL OB/XF 16,737

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,056	120.1704	180.26	550,875	1990	1998	0	0	0 12.50	87.50	
1 SFR CUST - 100% - 2019												
Heated Area: 2542												
HX Base Yr 2019												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 5	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		482,016	
TOTAL MARKET OB/XF VALUE		16,737	
TOTAL LAND VALUE - MARKET		550,000	
TOTAL MARKET VALUE		1,048,753	
SOH/AGL Deduction		438,741	
ASSESSED VALUE		610,012	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		560,012	
TOTAL JUST VALUE		1,048,753	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		927,385	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6234	NEW CONSTR	126,570	01/19/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2186/1526	3/28/2018	WD	Q	I	02	625,000
GRANTOR: QUILL KEVIN P & EILEE						
GRANTEE: MOORE DANNY & JUDIT						
0877/0362	4/05/1999	WD	Q	I		335,000
GRANTOR: SCHEFFER ROBERT & DEN						
GRANTEE: QUILL KEVIN P						

BUILDING NOTES																
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BUILDING DIMENSIONS
FGR=[YR=1993] W6 UOP=[YR=1993] N8 W20 S8 BAS=[YR=2008] W5 S21
SFB=[YR=1993] S9 E10 D3 R3 R2 U3 N8 FST=[YR=1993] N6 W4 S6
E4\$ W4 N6 W4 S5 W7\$ E7 N5 E3 N3 E3 N3 E4 N10 W12\$ E20 \$ W8
S10 W4 S3 W3 S3 E5 S14 D3 L2 R2 D2 S3 E16 N38\$ PTR=E15
BAS=[YR=1993] E6 UOP=[YR=1993] N1 STR=[YR=2008] W10 N7 E10
S7\$ N7 E20 STR=[YR=2008] E10 S7 W10 N7\$ S8 W20\$ E26 S38 W16
FOP=[YR=1993] W3 STR=[YR=2008] S24 W5 N24 E5\$ W9 N8 E7 R5 D5
S3\$ N3 U5 L5 W11 N30\$ W15 \$ PTR= E62 FUS=[YR=1993] E6
FOP=[YR=1993] N8 E20S8 W20 \$ E26 S35 W16 N5 W16 N30\$ W62 \$.