LOTS 29 & 30
IN OR 942/1486
ESMT PT OR 1884/1394

HALL GENEVIEVE M TRUSTEE
8 OAK POINT CIRCLE
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00OP-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

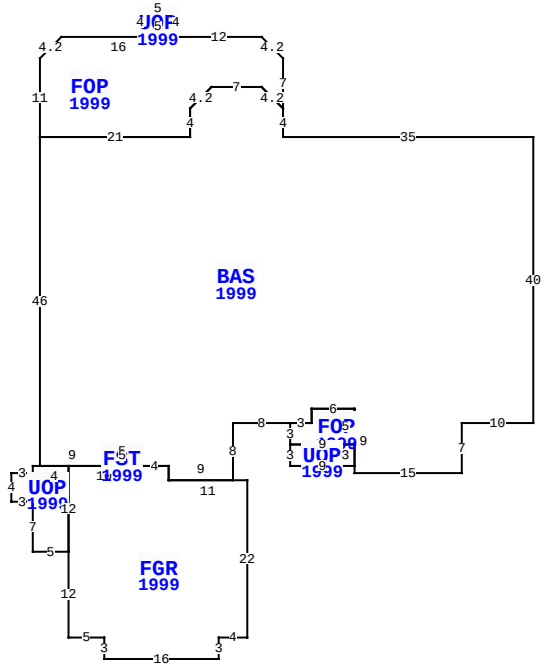
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	3,105	100	3,105	449,891
FGR	626	55	344	49,843
FOP	39	30	12	1,739
FOP	385	30	116	16,808
FST	10	55	6	869
UOP	20	20	4	580
UOP	27	20	5	725
UOP	72	20	14	2,028
TOTALS	4,284		3,606	522,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,606	109.1475	163.72	590,374	1999	1999	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2000 Heated Area: 3105 HX Base Yr 2000



8 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		522,481
TOTAL MARKET OB/XF VALUE		8,817
TOTAL LAND VALUE - MARKET		825,000
TOTAL MARKET VALUE		1,356,298
SOH/AGL Deduction		702,004
ASSESSED VALUE		654,294
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		599,294
TOTAL JUST VALUE		1,356,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,183,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9905719	NEW CONSTR	317,200	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0942/1486	7/31/2000	QC	U	I	01	100
GRANTOR: HALL GENEVIEVE M & C						
GRANTEE: HALL GENEVIEVE M TR						
0889/0033	6/28/1999	DG	U	V	01	100
GRANTOR: HALL C ROBERT & GENEV						
GRANTEE: HALL GENEVIEVE M						

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	83	1,660	
2	0810	CONCRETE A	0	100	0	0	1,096.00	SF	6.50	6.50	100	1999	1999	3	77	5,485	
3	1242	WD DECK A	0	100	16	5	80.00	SF	10.00	10.00	100	1999	1999	3	20	160	
4	0300	BOAT DCK W	0	100	14	10	140.00	SF	40.00	40.00	100	1999	1999	3	27	1,512	

BUILDING DIMENSIONS

BAS=[YR=1999] W35 N4 FOP=[YR=1999] N7 U3 L3 W12 UOP=[YR=1999] N4 W5 S4 E5 $ W16 L3 D3 S11 E21 N4 U3 R3 E7 D3 R3 $ L3 U3 W7 L3 D3 S4 W21 S46UOP=[YR=1999] W1 S1 W3 S4 E3 S7E5 FGR=[YR=1999] S12 E5 S3 E16 N3E4 N22 W11 N2 W4 FST=[YR=1999] N2 W5 S2 E5 $ W10 S12 $ N12 W4 $ E9 N2 E5 S2 E4 S2 E9 N8 E8 FOP=[YR=1999] S3 UOP=[YR=1999] S3 E9 N3 W9 $ E9 N5 W6 S2 W3 $ E3 N2 E6S9 E15 N7 E10 N40 $.

LAND DESCRIPTION

TOTAL OB/XF 8,817

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	2.00	LT		1.00	1.00	0.75	550,000.00	412,500.00	825,000							

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