

LOT 31
EX ESMT PT OR 1884/1394
OAK POINT @ LONG POINT PB5/187

KLEPPER RICHARD TRUST/KLEPPER RICHARD TRUSTEE
6 OAK POINT CIR
FERNANDINA BEACH, FL 32034

2024

03-6N-29-000P-0031-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	14 WD SHINGLE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	11 SLATE 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	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	10
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NEIGHBORHOOD/LOC	10007.00
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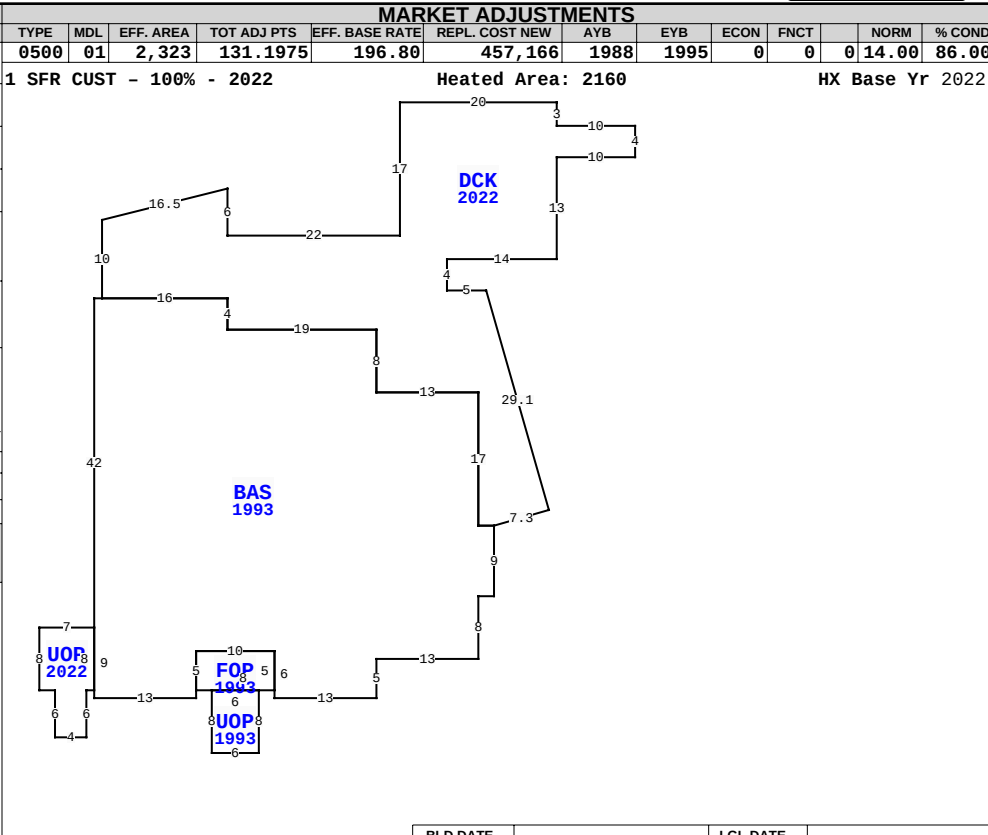
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	365,576
DCK	1,225	10	122	20,649
FOP	50	30	15	2,539
UOP	48	20	10	1,692
UOP	80	20	16	2,708

TOTALS	3,563	2,323	393,163
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	1,521.00	SF	7.00
3	1242	WD DECK A	0	100	0	0	217.00	SF	10.00
4	0300	BOAT DCK W	0	100	16	12	192.00	SF	40.00
5	0810	CONCRETE A	0	100	7	5	35.00	SF	6.50
6	0855	CONC PAVER	0	100	0	0	84.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00

REVIEW DATE	11/15/2022	BY	DJ
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6 OAK POINT CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	
2	0855	CONC PAVER	0	100	0	0	1,521.00	SF	7.00	7.00	100	2014	2014	3	95	10,115	
3	1242	WD DECK A	0	100	0	0	217.00	SF	10.00	10.00	100	2022	2022	3	97	2,105	
4	0300	BOAT DCK W	0	100	16	12	192.00	SF	40.00	40.00	100	1988	1988	3	20	1,536	
5	0810	CONCRETE A	0	100	7	5	35.00	SF	6.50	6.50	100	1988	1988	3	54.5	124	
6	0855	CONC PAVER	0	100	0	0	84.00	SF	10.00	10.00	100	2008	2008	3	89	748	

TOTAL OB/XF															15,908		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA						
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	550,000.00	550,000.00							

Total Acres: 0.00	Total Land Value: 550,000	Market: 0	Agricultural: 0	Common: 550,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		403,030	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		15,908	
SOH/AGL Deduction		TOTAL MARKET VALUE		550,000	
ASSESSED VALUE		TOTAL MARKET VALUE		968,938	
TOTAL EXEMPTION VALUE		SOH/AGL Deduction		256,984	
BASE TAXABLE VALUE		ASSESSED VALUE		711,954	
TOTAL JUST VALUE		TOTAL EXEMPTION VALUE		50,000	
NCON VALUE		BASE TAXABLE VALUE		661,954	
INCOME VALUE		TOTAL JUST VALUE		968,938	
PREVIOUS YEAR MKT VALUE		NCON VALUE		0	
		INCOME VALUE			
		PREVIOUS YEAR MKT VALUE		851,767	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006175	DECK	11,976	04/20/2022
B1428659	REMODEL	12,352	04/01/2014
R1413898	MTL ROOF	4,000	04/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2708/330	4/24/2024	SW	U	I	11
GRANTOR: KLEPPER RICHARD					
GRANTEE: KLEPPER RICHARD TRU					
2103/0879	2/23/2017	WD	Q	I	01
GRANTOR: LEVERING ERNEST & ANN					
GRANTEE: KLEPPER RICHARD					

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCK=[YR=2022] W10N3W20S17W22N6 D4 L16 S10 BAS=[YR=1993] W1S42									
UOP=[YR=2022] W7 S8E2S6E4N6E1N8\$ S9E13 N1 FOP=[YR=1993] E2									
UOP=[YR=1993] S8 E6 N8 W6 \$ E8 N5 W10 S5\$ N5 E10S6 E13 N5 E13									
N8 E2 N9 W2 N17W13 N8 W19 N4 W16\$ E16 S4 E19 S8 E13 S17 E2 U2									
R7 U28 L8 W5 N4 E14 N13 E10 N4\$.									

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