LOT 33
OAK POINT @ LONG POINT PB5/187

BENDER WILLIAM T & MARGARET J
4307 SNEED RD
NASHVILLE, TN 37215

2024

03-6N-29-00OP-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

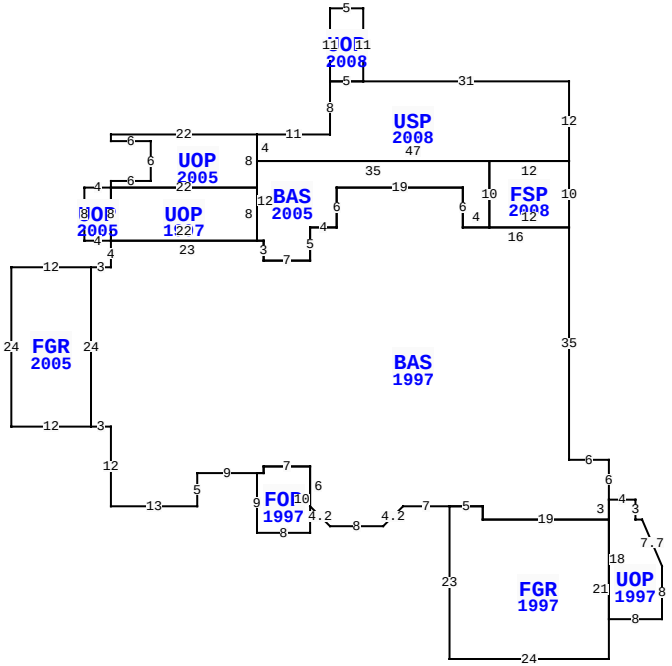
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	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	3,024	100	3,024	465,512
BAS	273	100	273	42,025
FGR	514	55	283	43,565
FGR	288	55	158	24,323
FOP	79	30	24	3,695
FSP	120	40	48	7,389
UOP	122	20	24	3,695
UOP	176	20	35	5,388
UOP	32	20	6	923
UOP	140	20	28	4,311
TOTALS	5,299		4,057	624,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,057	105.7980	158.70	643,846	1997	2017	0	0	0	3.00	97.00

1 SFR CUST – 0% - 2023 Heated Area: 3297 HX Base Yr



** This building has 12 Sub-Areas

2 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	624,531
TOTAL MARKET OB/XF VALUE	23,268
TOTAL LAND VALUE - MARKET	700,000
TOTAL MARKET VALUE	1,347,799
SOH/AGL Deduction	5,247
ASSESSED VALUE	1,342,552
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,342,552
TOTAL JUST VALUE	1,347,799
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,220,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21917	ADDITION	30,000	09/01/2008
M09571	MECH OTHER	350	04/01/2005
R07534	REPAIR/RRF	720	04/01/2005
B9703932	NEW CONSTR	116,794	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/1297	8/08/2022	WD	Q	I	01	1,487,500
GRANTOR: MURPHY JOSEPH & MARLE						
GRANTEE: BENDER WILLIAM TODD						
1288/1531	1/19/2005	WD	Q	I		875,000
GRANTOR: LANCASTER OLIN & SALL						
GRANTEE: MURPHY JOSEPH & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=-8,-10] N6 W6 N35 W16 N6 W19 S6 W4 S5 W7 N3 W23 S4 W3 S24 E3 S12 E13 N5 E9 E1 N1 E7 S6 D3R3 E8 U3R3 E7 E5 S2 E19 N3 $
FGR=[YR=1997;ORIG=-32,-9] S23 E24 N21 W19 N2 W5 $
USP=[YR=2008;ORIG=-14,-61] N12 W31 W5 S8 W11 S4 E47 $
FGR=[YR=2005;ORIG=-86,-45] W12 S24 E12 N24 $
BAS=[YR=2005;ORIG=-26,-61] W35 S12 E1 S3 E7 N5 E4 N6 E19 S6 E4 N10 $
UOP=[YR=1997;ORIG=-83,-57] S8 E22 N8 W22 $
UOP=[YR=2005;ORIG=-61,-65] W22 S1 E6 S6 W6 S1 E22 N8 $
UOP=[YR=1997;ORIG=0,0] U7L3 W1 N3 W4 S18 E8 N8 $
FSP=[YR=2008;ORIG=-14,-51] N10 W12 S10 E12 $

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	1997	1997	3	80	1,600	
2	0812	CONCRETE C	0	0	0	0	1,146.00	SF	4.00	4.00	100	1997	1997	3	73	3,346	
3	0811	CONCRETE B	0	0	0	0	630.00	SF	5.20	5.20	100	1997	1997	3	73	2,391	
4	0300	BOAT DCK W	0	0	16	10	160.00	SF	40.00	40.00	100	1997	1997	3	25	1,600	
5	0300	BOAT DCK W	0	0	5	9	45.00	SF	40.00	40.00	100	2005	2005	3	40	720	
6	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	24	240	
7	0911	SCRN RM A	0	0	12	10	120.00	SF	35.00	35.00	100	2005	2005	3	24	1,008	
8	0911	SCRN RM A	0	0	0	0	282.00	SF	35.00	35.00	100	2005	2005	3	24	2,369	
9	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	2005	2005	3	24	48	
10	0811	CONCRETE B	0	0	0	0	583.00	SF	5.20	5.20	100	2005	2005	3	86	2,607	

TOTAL OB/XF 15,929

LAND DESCRIPTION

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	700,000.00	700,000.00	700,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 700,000 Market: 0 Agricultural: 0 Common: 700,000 PRINTED 08/06/2024 BY SYS

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11	0855	CONC PAVER	0	0	0	0	895.00	SF	10.00	10.00	100	2002	2002	3	82	7,339	

LAND DESCRIPTION

TOTAL OB/XF 7,339

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

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