

LOT 2
OAK POINT @ LONG POINT PB5/187

MALOOF DANIEL J TRUST/MALOOF DANIEL J TRUSTEE
3 OAK POINT DR
FERNANDINA BEACH, FL 32034

2025

03-6N-29-000P-0002-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 5											
Exterior Wall	14	WD SHINGLE 100	0500	01	2,825	115.4160	182.36	515,167	1990	1995	0	0	0	14.50	85.50	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2020													Heated Area: 2436										
Roof Cover	12	MODULAR MT 100														HX Base Yr 2020										
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 70																								
Interior Floo	12	HARDWOOD 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms	3	100																								
Bathrooms	3.5	100																								
Frame	02	WOOD FRAME 100																								
Stories	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,377	100	1993	1,377	214,699																					
BAS	192	100	2008	192	29,936																					
FDG	576	60	1993	346	53,948																					
FOP	98	30	1993	29	4,521																					
FUS	867	100	1993	867	135,181																					
UOP	36	20	2008	7	1,092																					
UOP	36	20	2008	7	1,092																					
TOTALS			3,182		2,825	440,468																				
EXTRA FEATURES			3 OAK POINT DR, FERNANDINA BEACH																							
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	1991	1991	3	68	1,360										
2	0812	CONCRETE C	0	100	0	0	1,177.00	SF	4.00	4.00	100	1991	1991	3	59.5	2,801										
3	0858	SCULP CONC	0	100	15	6	90.00	SF	13.00	13.00	100	1991	1991	3	86	1,006										
4	1124	CB/STC 4"	0	100	13	4	52.00	SF	6.50	6.50	100	1991	1991	3	59.5	201										
5	0858	SCULP CONC	0	100	0	0	235.00	SF	13.00	13.00	100	1991	1991	3	86	2,627										
LAND DESCRIPTION																										
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000									
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/30/2025 BY SYS																										