LOT 3
ESMT OR 1797/721
OAK POINT @ LONG POINT PB5/187

FRIBLEY MELINDA S REV TRUST/FRIBLEY MELINDA S TRUS
6604 IROQUOIS TR
EDINA, MN 55439

2025

03-6N-29-00OP-0003-0000

BUILDING CHARACTERISTICS

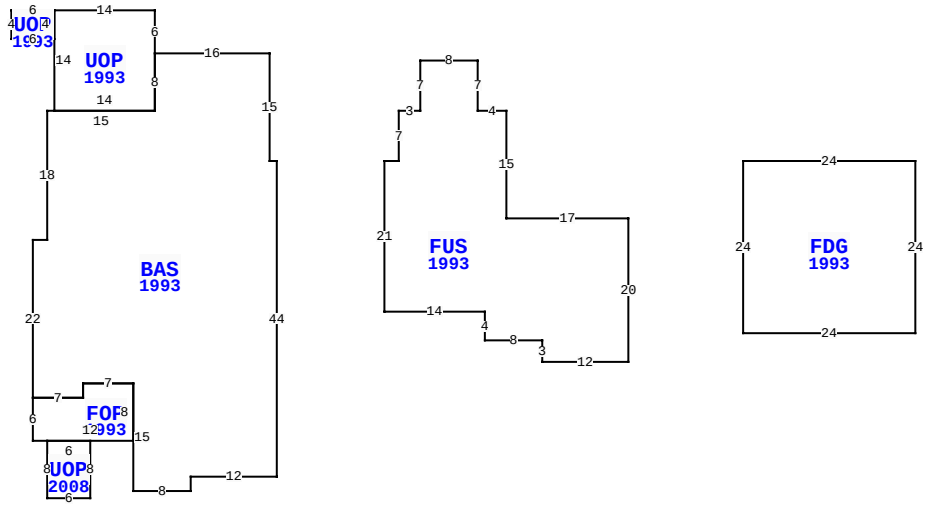
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,667	100	1993	1,667	248,942
FDG	576	60	1993	346	51,670
FOP	98	30	1993	29	4,331
FUS	855	100	1993	855	127,682
UOP	24	20	1993	5	747
UOP	196	20	1993	39	5,824
UOP	48	20	2008	10	1,494
TOTALS	3,464			2,951	440,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,951	112.5180	177.78	524,629	1992	1992	0	0	0	16.00	84.00

1 SFR CUST – 0% - 0 Heated Area: 2522 HX Base Yr



5 OAK POINT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	440,688
TOTAL MARKET OB/XF VALUE	7,073
TOTAL LAND VALUE - MARKET	600,000
TOTAL MARKET VALUE	1,047,761
SOH/AGL Deduction	223,695
ASSESSED VALUE	824,066
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	824,066
TOTAL JUST VALUE	1,047,761
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,028,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4264	H/AC	5,830	07/16/1992
4803	NEW CONSTR	8,380	07/13/1992
8157	NEW CONSTR	5,120	05/07/1992
8065	NEW CONSTR	169,820	05/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/0013	10/27/2021	WD	U	I	11	100
GRANTOR: FRIBLEY JACK M & MELI						
GRANTEE: FRIBLEY MELINDA S R						
1827/1513	11/30/2012	WD	Q	I	02	650,000
GRANTOR: PALLEN MICHAEL TRUSTE						
GRANTEE: FRIBLEY JACK M & ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N15 W16 UOP=[YR=1993] N6 W14 UOP=[YR=1993] W6 S4 E6 N4$ S14 E14 N8$ S8 W15 S18 W2 S22 FOP=[YR=1993] S6 E2 UOP=[YR=2008] S8 E6 N8 W6$ E12 N8 W7 S2 W7$ E7 N2 E7 S15 E8 N2 E12 N44$ PTR= E15 FUS=[YR=1993] E2 N7 E3 N7 E8 S7 E4 S15 E17 S20 W12 N3 W8N4 W14 N 21 $ W15 $ PTR= E65 FDG=[YR=1993] E24 S24 W24 N24 $ W65 $.

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	0811	CONCRETE B	0	0	0	0	944.00	SF	5.20	5.20	100	1992	1992	3	62	3,043	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	70	1,400	
3	0858	SCULP CONC	0	0	0	0	215.00	SF	13.00	13.00	100	1992	1992	3	87	2,432	
4	1126	CB/STC 8"	0	0	10	4	40.00	SF	8.00	8.00	100	1992	1992	3	62	198	

LAND DESCRIPTION

TOTAL OB/XF 7,073

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	000140	C	RES GOLF	0		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