

LOT 4 IN OR 2033/1067 &
LANDSCAPE ESMT IN OR 1824/159
OAK POINT @ LONG POINT

ANDERSON CARL A & PATRICIA B REVOCABLE LIVING TRUS
7 OAK POINT DR
FERNANDINA BEACH, FL 32034

2025

03-6N-29-000P-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
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	

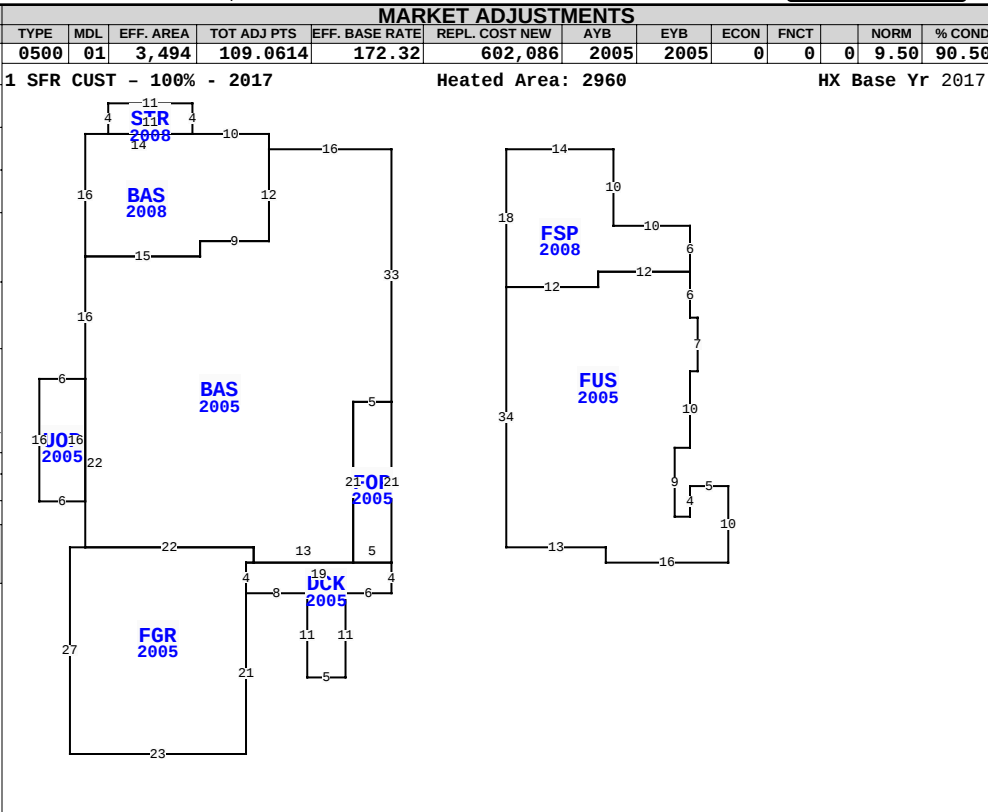
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,693	100	2005	1,693	264,023
BAS	366	100	2008	366	57,077
DCK	131	10	2005	13	2,027
FGR	623	55	2005	343	53,491
FOP	105	30	2005	32	4,990
FSP	308	40	2008	123	19,181
FUS	901	100	2005	901	140,510
STR	44	10	2008	4	624
UOP	96	20	2005	19	2,963

TOTALS	4,267			3,494	544,888
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0		1.00	2,000.00
2	0812	CONCRETE C	0	100	0	0		1,006.00	SF 4.00
3	0855	CONC PAVER	0	100	0	0		269.00	SF 10.00
4	0810	CONCRETE A	0	100	0	0		43.00	SF 6.50
5	0855	CONC PAVER	0	100	0	0		180.00	SF 7.00
6	0855	CONC PAVER	0	100	0	0		592.00	SF 7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00

REVIEW DATE 05/12/2019 BY KBA



7 OAK POINT DR, FERNANDINA BEACH	BLD DATE 08/12/2008	DJ	LGL DATE	
	XF DATE		LAND DATE	04/08/2024
	INC DATE		AG DATE	MLU

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	2,000.00	100	2005	2005	3	88	1,760	
2	0812	CONCRETE C	0	100	0	0		1,006.00	SF 4.00	100	2005	2005	3	84	3,380	
3	0855	CONC PAVER	0	100	0	0		269.00	SF 10.00	100	2005	2005	3	84	2,260	
4	0810	CONCRETE A	0	100	0	0		43.00	SF 6.50	100	2005	2005	3	84	235	
5	0855	CONC PAVER	0	100	0	0		180.00	SF 7.00	100	2009	2009	3	89	1,121	
6	0855	CONC PAVER	0	100	0	0		592.00	SF 7.00	100	2009	2009	3	89	3,688	

TOTAL OB/XF										12,444						
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
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

Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE				544,888	
TOTAL MARKET OB/XF VALUE				12,444	
TOTAL LAND VALUE - MARKET				600,000	
TOTAL MARKET VALUE				1,157,332	
SOH/AGL Deduction				473,493	
ASSESSED VALUE				683,839	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				633,117	
TOTAL JUST VALUE				1,157,332	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,132,799	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20826	REMODEL	69,000	12/01/2007
R10904	REPAIR/RRF	1,200	12/01/2007
M12112	MECH OTHER	0	10/01/2006
M09288	MECH OTHER	0	02/01/2005
B0413633	FOUNDATION	5,000	09/01/2004
B0413706	NEW CONSTR	189,243	09/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2033/1067	3/11/2016	WD Q	I	02		790,000
GRANTOR: MAGUIRE ROBERT T & R						
GRANTEE: CARL A & PATRICIA B						
0993/1341	6/22/2001	WD Q	V			220,000
GRANTOR: BLAIR R CARY & KAREN						
GRANTEE: MAGUIRE ROBERT T &						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS

BAS=[YR=2005] W16 BAS=[YR=2008] N2 W10 STR=[YR=2008] N4 W11 S4 E11\$ W14 S16 E15 N2 E9 N12\$S12 W9 S2 W15 S16 UOP=[YR=2005] W6 S16 E6 N16\$ S22 FGR=[YR=2005] W2 S27 E23 N21 DCK=[YR=2005] E8 S11 E5 N11 E6 N4 FOP=[YR=2005] N21 W5 S21 E5 \$ W19 S4 \$ N4 E1 N2 W22 \$ E22 S2E13 N21 E5 N33 \$ PTR= E15 FSP=[YR=2008] E14 S10 E10 S6 FUS=[YR=2005] S6 E1 S7 W1 S10 W2 S9E2 N4 E5 S10 W16N2 W13 N34 E12N2 E12 \$ W12 S2 W12 N18\$ W15\$.