

LOT 5
IN OR 2013/698
OAK POINT @ LONG POINT PB5/187

TENNYSON BRIAN J & JEANNE KAY
9 OAK POINT DR
FERNANDINA BEACH, FL 32034

2025

03-6N-29-000P-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

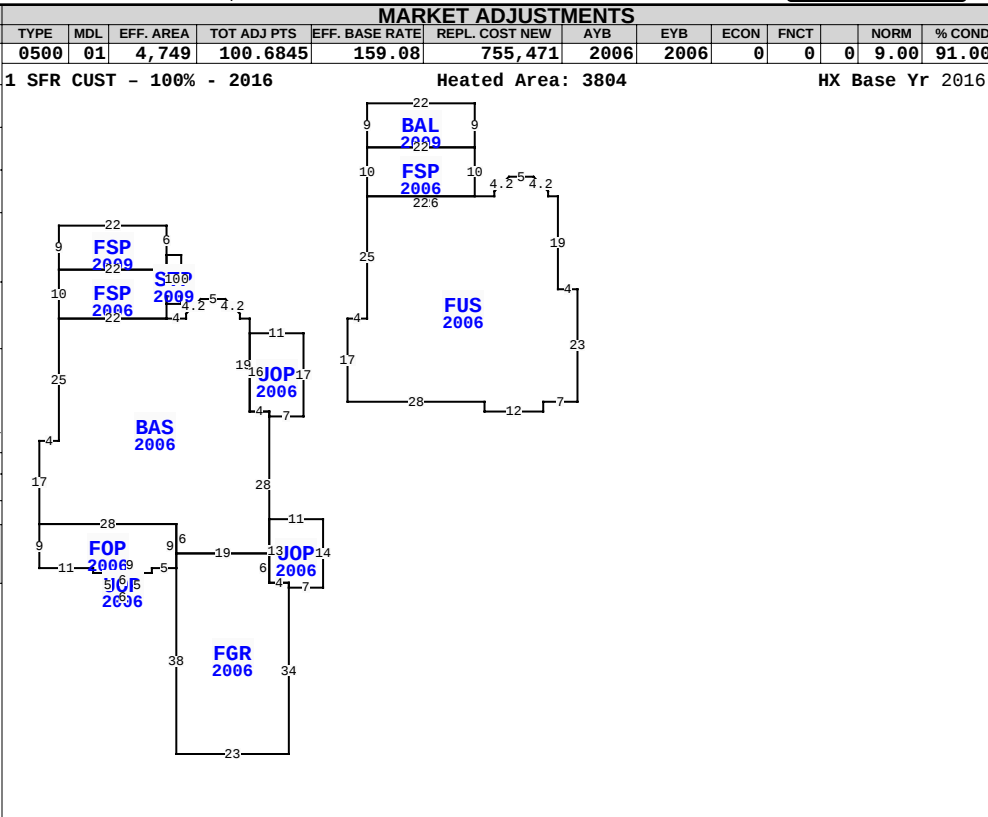
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	198	15	2009	30	4,343
BAS	1,947	100	2006	1,947	281,853
FGR	919	55	2006	505	73,105
FOP	264	30	2006	79	11,436
FSP	220	40	2006	88	12,739
FSP	220	40	2006	88	12,739
FSP	198	40	2009	79	11,436
FUS	1,857	100	2006	1,857	268,825
STP	30	10	2009	3	434
UOP	30	20	2006	6	868
TOTALS	6,216			4,749	687,479

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	UT	2,000.00
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00
3	0855	CONC PAVER	0	100	0	0	1,184.00	SF	10.00
4	0855	CONC PAVER	0	100	0	0	836.00	SF	10.00

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

REVIEW DATE 05/12/2019 BY KBA



** This building has 12 Sub-Areas

9 OAK POINT DR, FERNANDINA BEACH

BLD DATE	02/21/2007	KK	LGL DATE	
XF DATE			LAND DATE	04/08/2024
INC DATE			AG DATE	MLU

TOTAL OB/XF									
20,958									

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

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					687,479				
TOTAL MARKET OB/XF VALUE					20,958				
TOTAL LAND VALUE - MARKET					600,000				
TOTAL MARKET VALUE					1,308,437				
SOH/AGL Deduction					528,441				
ASSESSED VALUE					779,996				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					729,274				
TOTAL JUST VALUE					1,308,437				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,277,606				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21602	ELEC OTHER	800	02/01/2009
B22000	XFOB	22,000	10/01/2008
E15256	ELEC OTHER	8,250	07/01/2005
M0509913	H/AC	0	06/01/2005
P09292	OTHER	395,000	04/01/2005
R07332	REPAIR/RRF	5,500	03/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2013/0698	10/20/2015	WD	Q	I	01	865,000			
GRANTOR: DUNLEAVY DANIEL S & V									
GRANTEE: TENNYSON BRIAN J &									
1205/1607	2/04/2004	WD	Q	V		310,000			
GRANTOR: REECE MARTYN C & DALE									
GRANTEE: DUNLEAVY DANIEL S &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W2 N1 U3 L3 W5 D3 L3 S1 W4 FSP=[YR=2006] N3 STP=[YR=2009] E3 N10 W3 FSP=[YR=2009] N6 W22 S9 E22 N3\$ S10\$ N7 W22 S10 E22\$ W22 S25 W4 S17 FOP=[YR=2006] S9 E11 S1 E3 UOP=[YR=2006] S5 E6 N5 W6\$E9 N1 E5 FGR=[YR=2006] S38 E23 N34 UOP=[YR=2006] E7 N14 W11 S13 E4 S1\$ N1 W4 N6 W19 S3\$ N9 W28\$ E28 S6 E19 N28 UOP=[YR=2006] E7 N17 W11 S16 E4 S1\$N1 W4 N19\$ PTR=[YR=2006] E20 FUS=[YR=2006] E4 N25 FSP=[YR=2006] N10 BAL=[YR=2009] N9 E22 S9 W22\$ E22 S10 W22\$ E26 N1 U3 R3 E5 D3 R3 S1 E2 S19 E4 S23 W7 S2 W12 N2 W28 N17\$ W20\$.									