

LOT 7
ESMT OR 1797/726
OAK POINT @ LONG POINT PB5/187

DESMOND JOHN S &/BERRY THOMASIN J
15 OAK POINT DR
FERNANDINA BEACH, FL 32034

2025

03-6N-29-000P-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	11	SLATE 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10007.00
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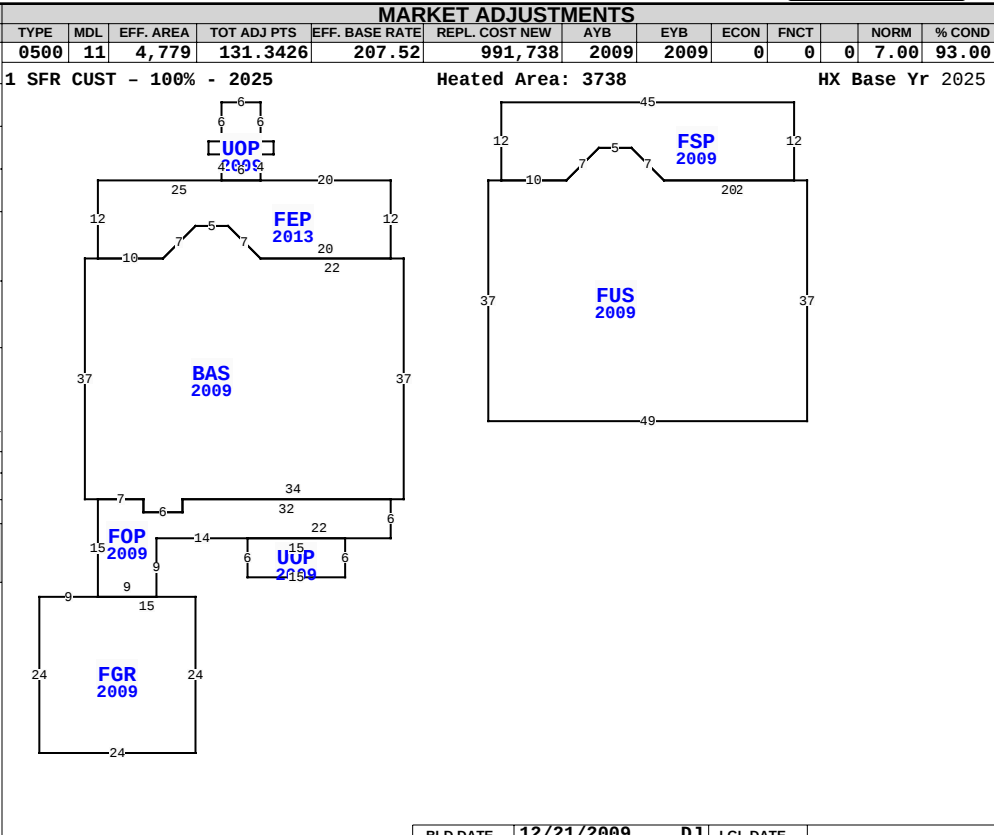
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,875	100	2009	1,875	361,863
FEP	490	80	2013	392	75,654
FGR	576	55	2009	317	61,179
FOP	339	30	2009	102	19,685
FSP	490	40	2009	196	37,827
FUS	1,863	100	2009	1,863	359,547
UOP	80	20	2009	16	3,088
UOP	90	20	2009	18	3,474

TOTALS	5,803			4,779	922,316
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EXTRA FEATURES

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	0855	CONC PAVER	0	100	0	0	1,715.00	SF	10.00	10.00	100	2009	2009	3	89	15,264	
2	0855	CONC PAVER	0	100	6	6	36.00	SF	10.00	10.00	100	2009	2009	3	89	320	
3	1242	WD DECK A	0	100	0	0	128.00	SF	11.00	11.00	100	2009	2009	3	35	493	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	92	3,220	
5	1076	TRELLIS A	0	100	10	6	60.00	SF	11.25	11.25	100	2009	2009	3	52	351	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2009	2009	3	35	1,750	

LAND DESCRIPTION			TOTAL OB/XF 21,398														
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
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



15 OAK POINT DR, FERNANDINA BEACH	BLD DATE 12/21/2009	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	0855	CONC PAVER	0	100	0	0	1,715.00	SF	10.00	10.00	100	2009	2009	3	89	15,264	
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		5
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 5										Tax Dist:		
BUILDING MARKET VALUE										922,316		
TOTAL MARKET OB/XF VALUE										21,398		
TOTAL LAND VALUE - MARKET										600,000		
TOTAL MARKET VALUE										1,543,714		
SOH/AGL Deduction										0		
ASSESSED VALUE										1,543,714		
TOTAL EXEMPTION VALUE										HX HB 50,722		
BASE TAXABLE VALUE										1,492,992		
TOTAL JUST VALUE										1,543,714		
NCON VALUE										0		
INCOME VALUE										0		
PREVIOUS YEAR MKT VALUE										1,502,268		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327746	REPAIR/RRF	26,000	09/01/2013
C20849	CO ISSUED	0	03/06/2009
M13826	MECH OTHER	0	05/01/2008
P12946	OTHER	0	01/01/2008
E20320	ELEC OTHER	10,000	12/01/2007
R10921	REPAIR/RRF	12,000	12/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2484/1229	8/02/2021	WD	Q	I	01	1,200,000	
GRANTOR: BEVERLY MANLEY LLC							
GRANTEE: DESMOND JOHN S & TH							
2264/1382	3/28/2019	QC	U	I	11	100	
GRANTOR: MANLEY BEVERLY G & GE							
GRANTEE: BEVERLY MANLEY LLC							

BUILDING NOTES

BUILDING DIMENSIONS									
FEP=[YR=2013] W20 UOP=[YR=2009] N4 E2 N2 W2 N6 W6 S6 W2 S2 E2 S4 E6\$ W25 S12 BAS=[YR=2009] W2 S37 E2 FOP=[YR=2009] S15 FGR=[YR=2009] W9 S24 E24 N24 W15\$ E9 N9 E14 UOP=[YR=2009] S6 E15 N6 W15\$ E22 N6 W32 S2 W6 N2 W7\$ E7 S2 E6 N2 E34 N37 W22 U5 L5 W5 L5 D5 W10\$ E10 U5 R5 E5 D5 R5 E20 N12\$ PTR=E15 FUS=[YR=2009] E2 FSP=[YR=2009] N12 E45 S12 W20 U5 L5 W5 D5 L5 W10\$ E10 U5 R5 E5 D5 R5 E22 S37 W49 N37\$ W15\$.									