

LOT 10
IN OR 1744/1855
OAK POINT @ LONG POINT PB5/187

PRUDI ALEXANDER M & LESLIE B
21 OAK POINT DR
FERNANDINA BEACH, FL 32034

2025

03-6N-29-000P-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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

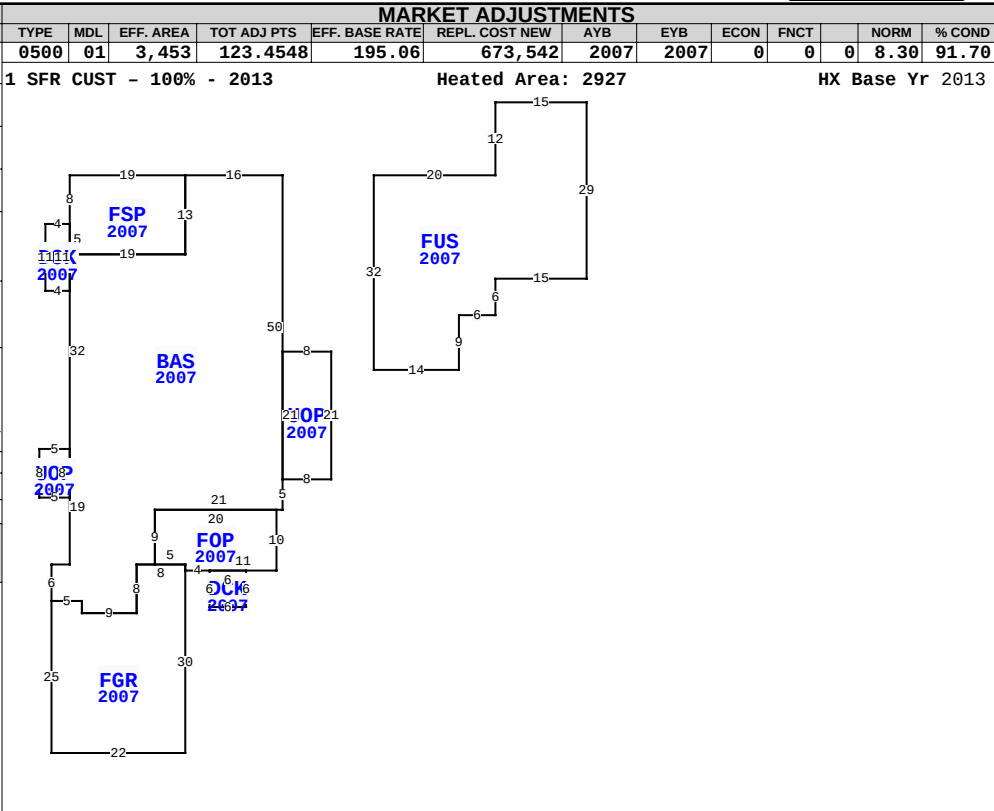
MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,906	100	2007	1,906	340,926
DCK	36	10	2007	4	715
DCK	44	10	2007	4	715
FGR	580	55	2007	319	57,059
FOP	195	30	2007	58	10,374
FSP	247	40	2007	99	17,708
FUS	1,021	100	2007	1,021	182,626
UOP	40	20	2007	8	1,431
UOP	168	20	2007	34	6,082

TOTALS	4,237			3,453	617,638
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0810	CONCRETE A
3	0855	CONC PAVER



BLD DATE	08/10/2007	KK	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	100	2007	2007	3	90	3,150	
2	0810	CONCRETE A	0	100	0	0	483.00	SF 6.50	100	2007	2007	3	87	2,731	
3	0855	CONC PAVER	0	100	39	4	156.00	SF 10.00	100	2007	2007	3	87	1,357	

LAND DESCRIPTION			TOTAL OB/XF 7,238														
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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000

NASSAU COUNTY PROPERTY			PAGE 1 of 1		5
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 5			Tax Dist:		
BUILDING MARKET VALUE			617,638		
TOTAL MARKET OB/XF VALUE			7,238		
TOTAL LAND VALUE - MARKET			450,000		
TOTAL MARKET VALUE			1,074,876		
SOH/AGL Deduction			412,601		
ASSESSED VALUE			662,275		
TOTAL EXEMPTION VALUE			HX HB 50,722		
BASE TAXABLE VALUE			611,553		
TOTAL JUST VALUE			1,074,876		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			1,046,873		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12111	MECH OTHER	0	10/01/2006
E17843	ELEC OTHER	15,000	08/01/2006
P11428	OTHER	0	08/01/2006
C17884	CO ISSUED	0	05/01/2006
R09364	REPAIR/RRF	3,800	05/01/2006
B17884	NEW CONSTR	385,000	05/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1744/1855	6/22/2011	WD	U	I	38
GRANTOR: OYER JOHN P & WILLA					
GRANTEE: PRUDI ALEXANDER M &					
1332/0512	7/11/2005	WD	Q	V	
GRANTOR: CURY & SALT MARSH DEVE					
GRANTEE: OYER JOHN P & WILLA					

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2007] W16 FSP=[YR=2007] W19 S8 DCK=[YR=2007] W4 S11 E4 N11\$ S5 E19 N13\$ S13 W19 S32 UOP=[YR=2007] W5 S8 E5 N8\$ S19 W3 S6 FGR=[YR=2007] S25 E22 N30 FOP=[YR=2007] E4 DCK=[YR=2007] S6 E6 N6 W6\$ E11 N10 W20 S9 E5 S1 \$ N1 W8 S8 W9 N2 W5\$ E5 S2 E9 N8 E3 N9 E21 N5 UOP=[YR=2007] E8 N21 W8 S21\$ N50\$ PTR=E15 FUS=[YR=2007] E20 N12 E15 S29 W15 S6 W6 S9 W14 N32\$ W15\$.		