

LOT 11
IN OR 2136/1326
OAK POINT @ LONG POINT PB5/187

LANGER THOMAS J & ANDREA M
23 OAK POINT DRIVE
FERNANDINA BEACH, FL 32034

2025

03-6N-29-000P-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	174	100	2000	174	22,579
FGR	568	55	2000	312	40,487
FOP	88	30	2000	26	3,374
FOP	140	30	2000	42	5,450
FSP	140	40	2000	56	7,267
FSP	140	40	2013	56	7,267
FUS	1,010	100	2000	1,010	131,063
FUS	1,078	100	2000	1,078	139,887
UOP	84	20	2000	17	2,206
UOP	87	20	2000	17	2,206
TOTALS	3,509			2,788	361,784

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	0811	CONCRETE B	0	100	0	0	774.00	SF	5.20	5.20	100	2000	2000	3	77	3,099	
2	1075	TRELLIS G	0	100	16	6	96.00	SF	35.00	35.00	100	2000	2000	3	27	907	
3	0825	BRICK	0	100	6	12	72.00	SF	12.50	12.50	100	2000	2000	3	93	837	
4	0825	BRICK	0	100	0	0	37.00	SF	12.50	12.50	100	2000	2000	3	93	430	
5	0446	BOX FNC 6'	0	100	0	0	8.00	LF	20.00	20.00	100	2000	2000	3	20	32	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	83	1,660	

LAND DESCRIPTION			TOTAL OB/XF 6,965														
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND
0900	01	2,788	111.7152	147.46	411,118	2000	2000	0	0	0	0	12.00	88.00

1 SNGL FAM - 100% - 2020

Heated Area: 2262

HX Base Yr 2020