LOT 13 & PT OF LOT 14
IN OR 2184/1630
(EX OR 2163/34)

SOBIESKI JANE & MICHAEL F
27 OAK POINT DR
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00OP-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

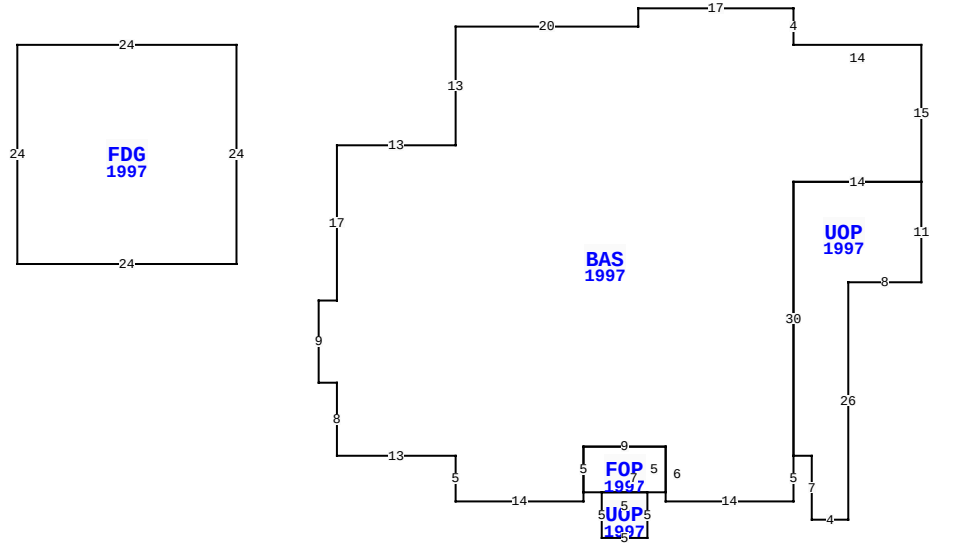
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	19	MARBLE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,574	100	1997	2,574	440,470
FDG	576	60	1997	346	59,208
FOP	45	30	1997	14	2,396
UOP	25	20	1997	5	855
UOP	296	20	1997	59	10,096
TOTALS	3,516			2,998	513,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,998	125.2080	197.83	593,094	1997	1997	0	0	0	13.50	86.50

1 SFR CUST – 100% - 2019 Heated Area: 2574 HX Base Yr 2019



27 OAK POINT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		513,026
TOTAL MARKET OB/XF VALUE		18,889
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		981,915
SOH/AGL Deduction		370,022
ASSESSED VALUE		611,893
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		561,171
TOTAL JUST VALUE		981,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		958,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603080	NEW CONSTR	167,365	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2184/1630	3/19/2018	WD	Q	I	02	625,000
GRANTOR: MIKLAS JOEL R						
GRANTEE: SOBIESKI JANE & MIC						
2083/1759	11/14/2016	WD	Q	I	01	510,000
GRANTOR: CALLAHAN JAMES P & LO						
GRANTEE: MILLAS JOEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W14 N4 W17 S2 W20 S13 W13 S17 W2 S9 E2 S8 E13 S5 E14 N1 FOP=[YR=1997] E2 UOP=[YR=1997] S5 E5 N5 W5$ E7 N5 W9 S5$ N5 E9 S6 E14 N5 UOP=[YR=1997] E2 S7 E4 N26 E8 N11 W14 S30$ N30 E14 N15$ PTR=W75 FDG=[YR=1997] W24 S24 E24 N24$ E75$.

EXTRA FEATURES

LN	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	UT	2,000.00	2,000.00	100	1997	1997	3	79	1,580	
2	0855	CONC PAVER	0	100	0	0	1,508.00	SF	10.00	10.00	100	2009	2009	3	89	13,421	
3	1126	CB/STC 8"	0	100	0	0	78.00	SF	8.00	8.00	100	1997	1997	3	72	449	
4	0445	BOX FNC 5'	0	100	0	0	13.00	LF	8.10	8.10	100	1997	1997	3	20	21	
5	0855	CONC PAVER	0	100	0	0	384.00	SF	10.00	10.00	100	2009	2009	3	89	3,418	

LAND DESCRIPTION

TOTAL OB/XF 18,889

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							

REVIEW DATE 04/23/2024 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS