

PT OF LOT 14
IN OR 2211/1692
OAK POINT @ LONG POINT PB5/187

MIKLAS ERIC M
29 OAK POINT DR
FERNANDINA BEACH, FL 32034

2025

03-6N-29-000P-0014-0000



BUILDING CHARACTERISTICS			CONSTRUCTION		
Exterior Wall	10	ABOVE AVG	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	90		
Interior Floo	11	CLAY TILE	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.	2.	100		
Units		0	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	1,284	100	2019	1,284	283,122
FGR	462	55	2019	254	56,007
FOP	45	30	2019	14	3,087
FOP	143	30	2019	43	9,482
FUS	1,182	100	2019	1,182	260,631
STR	52	10	2019	5	1,103
STR	90	10	2019	9	1,985
TOTALS	3,258			2,791	615,416

MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										PAGE 1 of 1		5
0500	11	2,791	142.4026	225.00	627,975	2019	2019	0	0	0	2.00	98.00	VALUATION BY STANDARD												
1 SFR CUST - 100% - 2022													Heated Area: 2466										HX Base Yr 2022		