



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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
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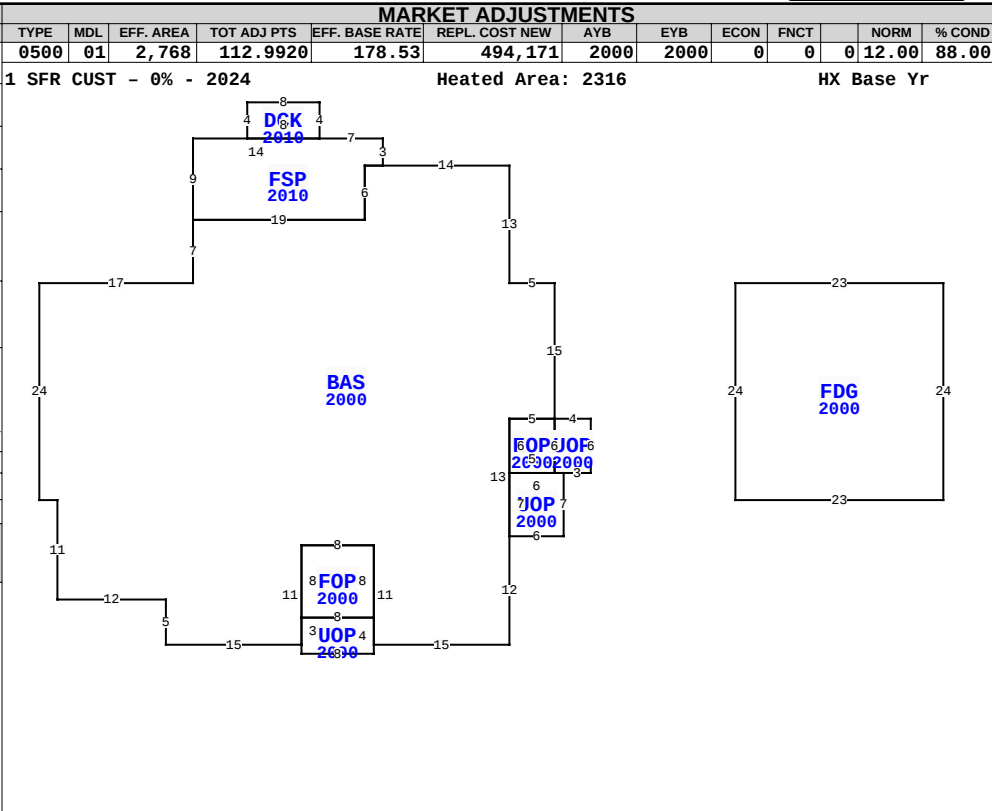
NEIGHBORHOOD/LOC	10007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,316	100	2000	2,316	363,858
DCK	32	10	2010	3	472
FDG	552	60	2000	331	52,002
FOP	30	30	2000	9	1,414
FOP	64	30	2000	19	2,985
FSP	177	40	2010	71	11,155
UOP	24	20	2000	5	786
UOP	32	20	2000	6	942
UOP	42	20	2000	8	1,257

TOTALS	3,269			2,768	434,870
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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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	83	1,660	
2	0855	CONC PAVER	0	0	0	0	854.00	SF	7.00	7.00	100	2011	2011	3	91	5,440	
3	0855	CONC PAVER	0	0	0	0	372.00	SF	7.00	7.00	100	2011	2011	3	91	2,370	
4	0858	SCULP CONC	0	0	13	4	52.00	SF	13.00	13.00	100	2000	2000	3	93	629	
5	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	2000	2000	3	20	48	



26 OAK POINT DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	10,147
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LAND DESCRIPTION																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	0		PUD	0.00	0.00	2.00	LT		1.00	1.00	0.75	550,000.00	412,500.00

TOTAL OB/XF											10,147	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
PUD	0.00	0.00	2.00	LT		1.00	1.00	0.75	550,000.00	412,500.00	8	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE				434,870	
TOTAL MARKET OB/XF VALUE				10,147	
TOTAL LAND VALUE - MARKET				825,000	
TOTAL MARKET VALUE				1,270,017	
SOH/AGL Deduction				0	
ASSESSED VALUE				1,270,017	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				1,270,017	
TOTAL JUST VALUE				1,270,017	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,250,455	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23025	REPAIR/RRF	9,999	11/01/2009
B007082	NEW CONSTR	210,000	04/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2642/944	5/18/2023	WD	U	I	30	1,100,000
GRANTOR: ESPOSITO FRANCES I &						
GRANTEE: LUCKY TRUST FUND						
2149/0044	9/29/2017	WD	Q	I	02	850,000
GRANTOR: BOULAY PAUL P & JEANN						
GRANTEE: ESPOSITO FRANCES I						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2000] W5 N13 W14 FSP=[YR=2010] N3 W7 DCK=[YR=2010]
N4 W8 S4 E8 \$ W14 S9 E19 N6 E2 \$ W2 S6 W19 S7 W17 S24 E2 S11
E12 S5 E15 UOP=[YR=2000] S1 E8 N4 FOP=[YR=2000] N8 W8 S8 E8
\$ W8 S3 \$ N11 E8 S11 E15 N12 UOP=[YR=2000] E6 N7
UOP=[YR=2000] E3 N6 W4 FOP=[YR=2000] W5 S6 E5 N6 \$ S6 E1 \$
W6 S7 \$ N13 E5 N15 \$ PTR= E20 FDG=[YR=2000] E23 S24 W23 N24
\$ W20 \$.