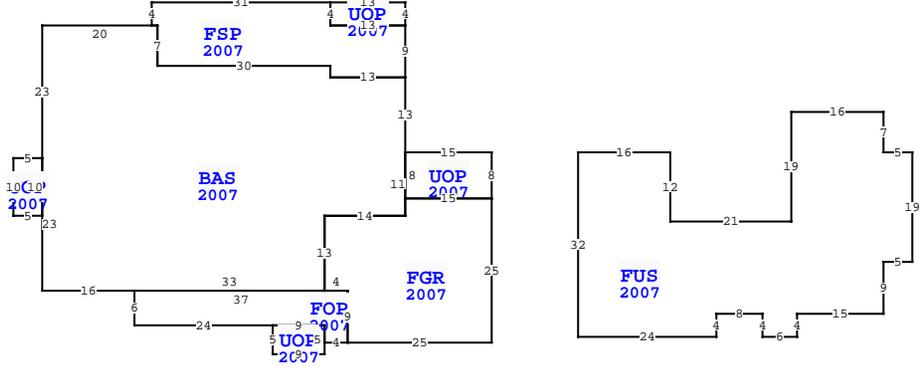


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	14 WD SHINGLE 90
Exterior Wall	16 WD FR STUC 10
Roof Structure	08 IRREGULAR 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	4,607	109.1727	172.49	794,661	2007	2007	0	0	0	8.50	91.50
1 SFR CUST - 100% - 2009 Heated Area: 3948 HX Base Yr 2009												



Quality	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	10				
NEIGHBORHOOD/LOC	10007.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,389	100	2007	2,389	377,052
FGR	647	55	2007	356	56,186
FOP	234	30	2007	70	11,048
FSP	451	40	2007	180	28,409
FUS	1,559	100	2007	1,559	246,054
UOP	45	20	2007	9	1,420
UOP	50	20	2007	10	1,578
UOP	52	20	2007	10	1,578
UOP	120	20	2007	24	3,788
TOTALS	5,547			4,607	727,115

20 OAK POINT DR, FERNANDINA BEACH

BLD DATE	10/30/2007	KK	LGL DATE	
XF DATE			LAND DATE	04/08/2024
INC DATE			AG DATE	MLU

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0855	CONC PAVER	0	100	0	1,301.00	SF	10.00	10.00	100	2007	2007	3	87	11,319	
3	0855	CONC PAVER	0	100	0	280.00	SF	10.00	10.00	100	2007	2007	3	87	2,436	
4	0300	BOAT DCK W	0	100	16	160.00	SF	40.00	40.00	100	2007	2007	3	44	2,816	
5	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	27	1,350	

TOTAL OB/XF 21,071

LAND DESCRIPTION																								
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	550,000.00	550,000.00	550,000							
2	000134	C	RES POND	100		PUD	0.00	0.00	0.50	LT		1.00	1.00	1.00	550,000.00	550,000.00	275,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			727,115
TOTAL MARKET OB/XF VALUE			21,071
TOTAL LAND VALUE - MARKET			825,000
TOTAL MARKET VALUE			1,573,186
SOH/AGL Deduction			676,788
ASSESSED VALUE			896,398
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			845,676
TOTAL JUST VALUE			1,573,186
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,541,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530067	WINDOWS	29,221	03/01/2015
P10940	OTHER	0	04/01/2006
E16815	ELEC OTHER	12,500	02/01/2006
C16833	CO ISSUED	0	12/01/2005
R08728	REPAIR/RRF	45,000	12/01/2005
B16833	NEW CONSTR	335,000	12/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1933/1999	8/20/2014	WD	U	I	37	172,435
GRANTOR: LESHNER BRADLEY C & MA						
GRANTEE: BRADDOCK WILLIAM K						
1243/0823	7/06/2004	WD	U	V	07	100
GRANTOR: WILSON M THOMAS JR &						
GRANTEE: BRADDOCK WM K & SHE						

BUILDING NOTES												
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BUILDING DIMENSIONS												
UOP=[YR=2007] W15 BAS=[YR=2007] N13 FSP=[YR=2007] N9												
UOP=[YR=2007] N4 W13 S4 E13\$ W13 N4 W31 S4 E1 S7 E30 S2 E13\$												
W13 N2 W30 N7 W20 S23 UOP=[YR=2007] W5 S10 E5 N10\$ S23 E16												
POP=[YR=2007] S6 E24 UOP=[YR=2007] S5 E9 N5 W9\$ E9 S3 E4												
FGR=[YR=2007] E25 N25 W15 S3 W14 S13 E4 S9\$ N9 W37\$ E33 N13												
E14 N11\$ S8 E15 N8\$ PTR=E15 FUS=[YR=2007] E16 S12 E21 N19 E16												
S7 E5 S19 W5 S9 W15 S4 W6 N4 W8 S4 W24 N32\$ W15\$.												