

LOT 1
FLORENCE POINT PB 4/109 & 110

WILLIAMS VERONICA E
5333 FLORENCE POINT DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0250-0001-0000



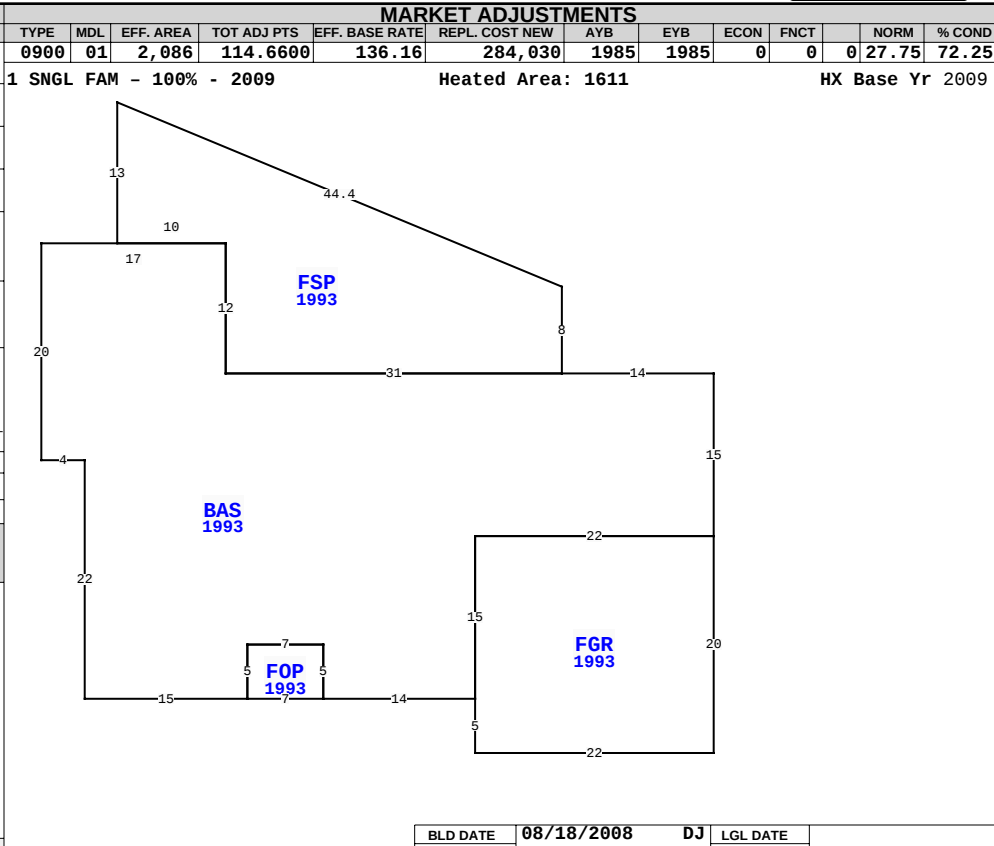
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3035.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,611	100	1,611	158,483
FGR	440	55	242	23,807
FOP	35	30	10	984
FSP	557	40	223	21,938
TOTALS	2,643		2,086	205,212

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	0812	CONCRETE C	0 100	76	3	228.00	SF	4.00	4.00	100	1985	1985	3	49.5	451	
2	0812	CONCRETE C	0 100	0	0	1,121.00	SF	4.00	4.00	100	1985	1985	3	49.5	2,220	
3	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	1985	1985	3	20	200	
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	60	1,200	
5	1242	WD DECK A	0 100	0	0	373.00	SF	10.00	10.00	100	1998	1998	3	20	746	

LAND DESCRIPTION			TOTAL OB/XF 4,817													
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
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	300,000.00	270,000.00



BLD DATE	08/18/2008	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				205,212	
TOTAL MARKET OB/XF VALUE				4,817	
TOTAL LAND VALUE - MARKET				270,000	
TOTAL MARKET VALUE				480,029	
SOH/AGL Deduction				291,219	
ASSESSED VALUE				188,810	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				138,810	
TOTAL JUST VALUE				480,029	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				339,866	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2267/0992	4/08/2019	QC	U	I	11	100
GRANTOR: WILLIAMS ROBERT C & V						
GRANTEE: WILLIAMS VERONICA						
0742/0355	10/23/1995	WD	Q	I		99,000
GRANTOR: LUEBKE ROBERT B JR &						
GRANTEE: WILLIAMS ROBERT C &						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W14 FSP=[YR=1993] N8 L41 U17 S13 E10 S12 E31\$ W31 N12 W17 S20 E4 S22 E15 FOP=[YR=1993] E7 N5 W7 S5\$ N5 E7 S5 E14 FGR=[YR=1993] S5 E22 N20 W22 S15\$ N15 E22 N15\$.																