

LOT 10  
IN OR 1865/1820  
FLORENCE POINT PB 4/109 & 110

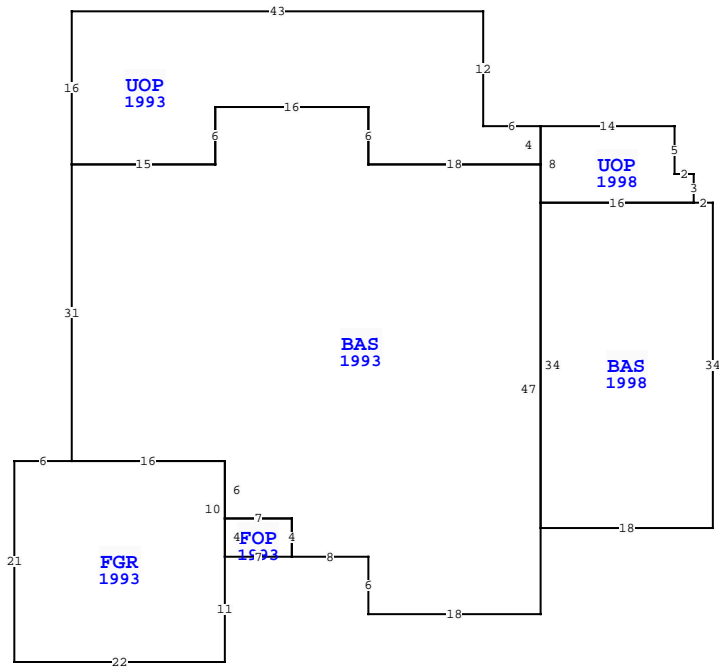
VEITCH PAMELA J REVOC LVG TRUST/VEITCH PAMELA J TR  
5375 FLORENCE POINT DR  
FERNANDINA BEACH, FL 32034

**2023**

00-00-30-0250-0010-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
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	
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
BAS	2,025	100	2,025
BAS	612	100	612
FGR	462	55	254
FOP	28	30	8
UOP	616	20	123
UOP	118	20	24
TOTALS	3,861		3,046

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,046	109.0200	129.46	394,335	1984	1984	0	0	0	19.00	81.00	
1 SNGL FAM - 100% - 2014 Heated Area: 2637 HX Base Yr 2014													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		319,411	
TOTAL MARKET OB/XF VALUE		34,349	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		803,760	
SOH/AGL Deduction		345,849	
ASSESSED VALUE		457,911	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		402,911	
TOTAL JUST VALUE		803,760	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		527,945	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327589	ADDITION	6,905	08/01/2013
B1327153	GARDOOR	1,250	05/01/2013
B1327226	SWIM POOL	23,500	05/01/2013
E1326476	ELE/POOL	0	04/01/2013
R1213231	REPAIR/RRF	2,860	11/01/2012
B9805083	ADDITION	37,341	06/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1865/1820	6/27/2013	WD	U	I	30	100
GRANTOR: VEITCH PAMELA J TRUST						
GRANTEE: VEITCH PAMELA J TRU						
1843/1904	2/28/2013	PR	Q	I	02	432,500
GRANTOR: BLIDE CHRYSAL C P/R						
GRANTEE: VEITCH PAMELA J TRU						

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	1984	1984	3	58	2,030	
2	0855	CONC PAVER	0	100	0	2,025.00	SF	7.00	7.00	100	2013	2013	3	95	13,466	
3	0855	CONC PAVER	0	100	0	198.00	SF	7.00	7.00	100	2013	2013	3	95	1,317	
4	0911	SCRN RM A	0	100	30	390.00	SF	17.50	17.50	100	2013	2013	3	65	4,436	
5	0861	POOL GUNIT	0	100	0	184.00	SF	85.00	85.00	100	2013	2013	3	75	11,730	
6	0855	CONC PAVER	0	100	0	206.00	SF	7.00	7.00	100	2013	2013	3	95	1,370	

TOTAL OB/XF													
34,349													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1998] W2 UOP=[YR=1998] N3 W2 N5 W14 UOP=[YR=1993] W6 N12 W43 S16 BAS=[YR=1993] S31FGR=[YR=1993] W6 S21 E22 N11 FOP=[YR=1993] E7 N4 W7 S4\$ N10 W16 \$ E16 S6 E7 S4 E8 S6 E18 N47 W18 N6 W16 S6 W15\$ E15 N6 E16 S6 E18 N4\$ S8 E16 \$ W16 S34 E18 N34 \$ .													

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	000116	C	SFR MARSH	100		RS-1	100.00	110.00	100.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	450,000							