

LOT 16
FLORENCE POINT PB 4/109 &
PT GOVT LOT 2 SEC 17-2N-28E

HEISLER BRANDY M
5417 FLORENCE POINT DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0250-0016-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	12	CEDAR 70	0900	01	2,211	132.9860	157.92	349,161	1988	2008	0	0	0	7.00	93.00	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2023													Heated Area: 1846													
Roof Structure	03	GABLE/HIP 100	HX Base Yr 2023																										
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 70																											
Interior Floor	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	100																											
Bathrooms	3	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units	0	100																											
BUD8 Adjustme	05	DIST 1A 100																											
Occupancy	00	NONE 100																											
Quality	06	Quality Level 06																											
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	1,570	100	1,570	230,579																									
FGR	638	55	351	51,550																									
FOP	28	30	8	1,175																									
FUS	276	100	276	40,535																									
UOP	28	20	6	882																									
TOTALS	2,540		2,211	324,720																									
EXTRA FEATURES				5417 FLORENCE POINT DR, FERNANDINA BEACH																									
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	1242	WD DECK A	0	100	0	0			370.00	SF	10.00	10.00	100	1988	1988	3	20	740											
2	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320											
3	0812	CONCRETE C	0	100	0	0			2,103.00	SF	4.00	4.00	100	1988	1988	3	57	4,795											
4	0861	POOL GUNIT	0	100	34	15			510.00	SF	85.00	85.00	100	1988	1988	3	20	8,670											
5	0845	KOOL DECK	0	100	0	0			693.00	SF	7.25	7.25	100	1988	1988	3	57	2,864											
6	0525	GAZEBO	0	100	0	0			1.00	UT	5,000.00	5,000.00	100	1988	1988	3	20	1,000											
7	0877	JACUZZI	0	100	0	0			1.00	UT	1,000.00	1,000.00	100	1988	1988	3	20	200											
8	0858	SCULP CONC	0	100	0	0			610.00	SF	13.00	13.00	100	1988	1988	3	85	6,741											
TOTAL OB/XF 26,330																													
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	118.00	100.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	450,000												
REVIEW DATE 01/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS																													