

LOT 20
IN OR 2217/482
FLORENCE POINT PB 4/109 & 110

MCCUTCHEON JAMES & SUSAN L/E/
5459 FLORENCE POINT DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0250-0020-0000



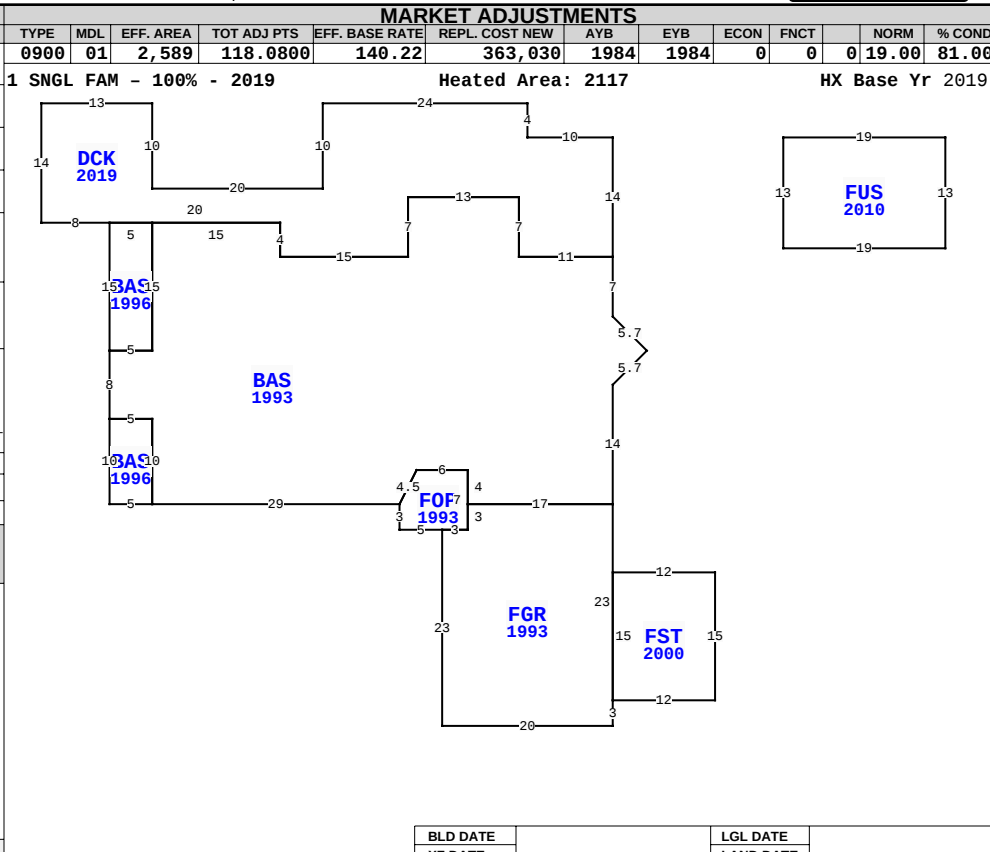
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	16	EPOXY STRP 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD 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	SUBAREA MARKET VALUE
BAS	1,745	100	1,745	198,194
BAS	50	100	50	5,679
BAS	75	100	75	8,519
DCK	763	10	76	8,632
FGR	511	55	281	31,916
FOP	52	30	16	1,818
FST	180	55	99	11,244
FUS	247	100	247	28,054
TOTALS	3,623		2,589	294,054

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	30	3		90.00	SF 5.20	100	1984
2	0811	CONCRETE B	0	100	40	16		640.00	SF 5.20	100	1984
3	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	100	2019
4	0861	POOL GUNIT	0	100	0	0		200.00	SF 85.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100	0003	RS-1	100.00	106.00	100.00	FF	1.00



TOTAL OB/XF											
19,574											

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19,574											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						294,054					
TOTAL MARKET OB/XF VALUE						19,574					
TOTAL LAND VALUE - MARKET						450,000					
TOTAL MARKET VALUE						763,628					
SOH/AGL Deduction						290,345					
ASSESSED VALUE						473,283					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						423,283					
TOTAL JUST VALUE						763,628					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						587,955					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1902005	SWIM POOL	40,000	02/28/2019
B1900666	REPAIR/RRF	48,000	01/22/2019
B9906681	XFOB	5,000	12/01/1999
B9603247	REMODEL	5,000	09/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2217/0482	8/08/2018	LE	U	I	11		100
GRANTOR: MCCUTCHEON JAMES & SU							
GRANTEE: MCCUTCHEON GAVIN &							
2179/0267	2/17/2018	WD	Q	I	01		460,000
GRANTOR: WILSON RICHARD A JR &							
GRANTEE: MCCUTCHEON JAMES &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
DCK=[YR=2019] W10 N4 W24 S10 W20 N10 W13 S14 E8 BAS=[YR=1996] S15 BAS=[YR=1993] S8 BAS=[YR=1996] S10 E5 N10 W5\$ E5 S10 E29 FOP=[YR=1993] S3 E5 FGR=[YR=1993] S23 E20 N3 FST=[YR=2000] E12 N15 W12 S15\$ N23 W17 S3 W3\$ E3 N7 W6 D4 L2 \$ U4 R2 E6 S4 E17N14 R4 U4 L4 U4 N7 W11 N7 W13 S7 W15 N4 W15S15 W5\$ E5 N15W5\$ E20S4 E15 N7 E13 S7 E11 N14\$ PTR=E20FUS=[YR=2010] E19 S13 W19 N13\$ W20\$.											