LOTS 23,23A & PT GOVT LOT 2 OF
SEC 17-2N-28E IN OR 1986/347
FLORENCE POINT PBK 4/109

DREWRY WILLIAM F JR & JOY
5483 FLORENCE POINT DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0250-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

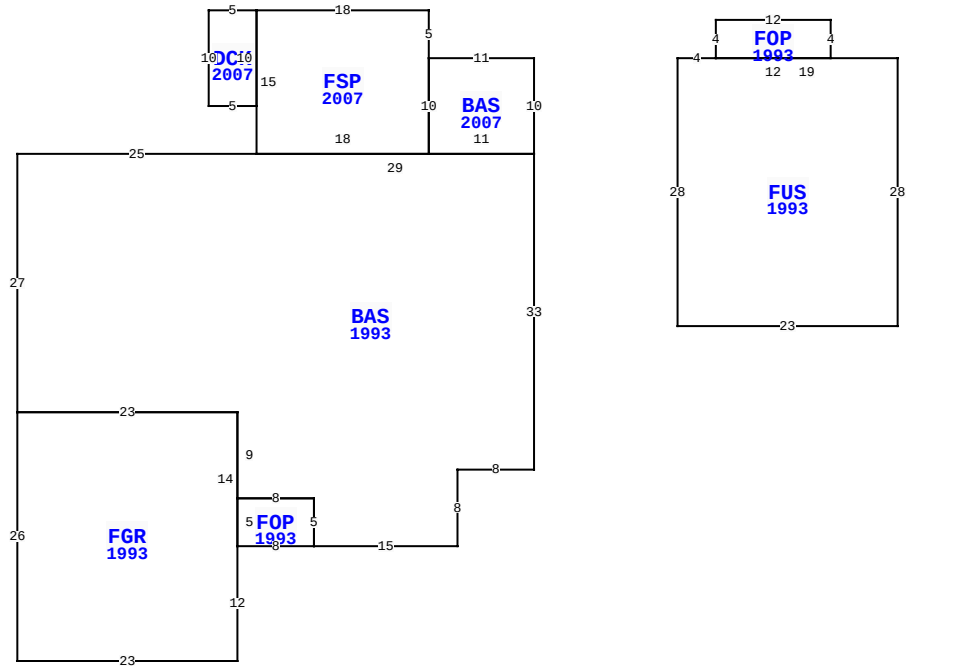
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3035.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,788	100	1,788	186,301
BAS	110	100	110	11,462
DCK	50	10	5	521
FGR	598	55	329	34,280
FOP	40	30	12	1,250
FOP	48	30	14	1,459
FSP	270	40	108	11,253
FUS	644	100	644	67,102
TOTALS	3,548		3,010	313,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,010	100.2800	119.08	358,431	1989	1997	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 1997 Heated Area: 2542 HX Base Yr 1997



5483 FLORENCE POINT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		313,627
TOTAL MARKET OB/XF VALUE		170,638
TOTAL LAND VALUE - MARKET		487,100
TOTAL MARKET VALUE		971,365
SOH/AGL Deduction		465,471
ASSESSED VALUE		505,894
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		455,894
TOTAL JUST VALUE		971,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		706,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5681	NEW CONSTR	4,445	01/30/1989
3369	NEW CONSTR	0	01/24/1989
5423	NEW CONSTR	86,385	01/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1986/0347	6/10/2015	SW	U	I	30	100
GRANTOR: DREWRY WILLIAM F JR						
GRANTEE: DREWRY WILLIAM F JR						
1986/0345	6/10/2015	SW	U	I	30	100
GRANTOR: DREWRY WILLIAM F JR &						
GRANTEE: DREWRY WILLIAM F JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W11 FSP=[YR=2007] N5 W18 DCK=[YR=2007] W5 S10 E5 N10$ S15 BAS=[YR=1993] W25 S27 FGR=[YR=1993] S26 E23 N12 FOP=[YR=1993] E8 N5 W8 S5$ N14 W23$ E23 S9 E8 S5 E15 N8 E8 N33 W29$ E18 N10$ S10 E11 N10$ PTR= E15 FUS=[YR=1993] E4 FOP=[YR=1993] N4 E12 S4 W12 $ E19 S28 W23 N28 $ W15 $.

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	68	1,360	
2	0812	CONCRETE C	0	100	0	0	2,100.00	SF	4.00	4.00	100	1989	1989	3	59.5	4,998	
4	0855	CONC PAVER	0	100	0	0	1,168.00	SF	10.00	10.00	100	2007	2007	3	89	10,395	
5	0855	CONC PAVER	0	100	0	0	933.00	SF	10.00	10.00	100	2007	2007	3	89	8,304	
6	0920	CWALL-WD/M	0	100	0	0	112.00	LF	390.00	390.00	100	2007	2007	3	35	15,288	
7	0300	BOAT DCK W	0	100	0	0	6,041.00	SF	40.00	40.00	100	2007	2007	3	52	125,653	
8	0350	CARPORT WD	0	100	20	10	200.00	SF	19.50	19.50	100	2007	2007	3	35	1,365	
9	0350	CARPORT WD	0	100	31	13	403.00	SF	19.50	19.50	100	2007	2007	3	35	2,750	
10	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2007	2007	3	35	525	

LAND DESCRIPTION

TOTAL OB/XF 170,638

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0.00	0.00	108.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	486,000							
2	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	1,000.00	1,000.00	1,000							
3	009620	C	MARSH	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 01/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 487,100 Market: 0 Agricultural: 0 Common: 487,100 PRINTED 08/02/2023 BY SYS