



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	05	AVERAGE 100	0500	01	2,323	121.7160	173.45	402,924	1995	2000	0	0	10.75	89.25											
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2023													Heated Area: 2009									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 90																							
Interior Floo	08	SHT VINYL 10																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		3 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 100																							
Units		0 100																							
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	1,684	100	1,684	260,690																					
FGR	520	55	286	44,274																					
FOP	6	30	2	310																					
FST	44	55	24	3,715																					
FUS	325	100	325	50,311																					
PTO	32	5	2	310																					
TOTALS			2,611	2,323	359,610																				
EXTRA FEATURES			5424 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765									
2	0812	CONCRETE C	0	100	0	0	1,117.00	SF	4.00	4.00	100	1995	1995	3	72	3,217									
3	0810	CONCRETE A	0	100	30	5	150.00	SF	6.50	6.50	100	1995	1995	3	72	702									
4	1242	WD DECK A	0	100	0	0	1,040.00	SF	10.00	10.00	100	2000	2000	3	20	2,080									
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																									
LAND DESCRIPTION			TOTAL OB/XF 8,764																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000								
REVIEW DATE 01/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS																									

VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		359,610	
TOTAL MARKET OB/XF VALUE		8,764	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		668,374	
SOH/AGL Deduction		0	
ASSESSED VALUE		668,374	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		618,374	
TOTAL JUST VALUE		668,374	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		472,228	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2506/0762	9/23/2021	WD	Q	I	01	585,000
GRANTOR: BENTON PATRICIA LAIDL						
GRANTEE: REYNOLDS JAMIE & ST						
2423/1252	12/31/2020	WD	U	I	11	100
GRANTOR: BENTON PATRICIA L REV						
GRANTEE: BENTON PATRICIA LAI						

BUILDING DIMENSIONS	
FGR=[YR=1995] W10 FST=[YR=1995] N4 W11 BAS=[YR=1995] W5 N4 W14 N5 W40 S33 E16 PTO=[YR=1995] S4 E8 N4 W1 FOP=[YR=1995] N1 W6 S1 E6\$ W7\$ E1 N1 E6 S1 E17 N3 E14 N17 E5 N4\$ S4 E11\$ W16 S20 E26 N20\$ PTR= N20 FUS=[YR=1995] N14 W6 N3 E8 N2 E3 N5 E9 S24 W14\$ S20\$.	