

LOT 40
IN OR 658 PG 549
FLORENCE POINT PB 4/109 & 110

BLAND WALTER A & KATHERINE W
5408 FLORENCE POINT DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0250-0040-0000



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 8														
Exterior Wall	10	ABOVE AVG 100	0900	01	2,410	113.1900	134.41	323,928	1982	1987	0	0	15.75	84.25	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1993													Heated Area: 2060													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1993													
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 50																											
Interior Floo	14	CARPET 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 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																									
BAL	25	15	4	453																									
BAS	1,772	100	1,772	200,662																									
FGR	480	55	264	29,895																									
FOP	16	30	5	566																									
FUS	288	100	288	32,613																									
UOP	384	20	77	8,720																									
TOTALS			2,965	2,410	272,909																								
EXTRA FEATURES			5408 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	1982	1982	3	54	1,890													
2	0811	CONCRETE B	0	100	46	17	782.00	SF	5.20	5.20	100	1982	1982	3	41	1,667													
4	0861	POOL GUNIT	0	100	36	15	540.00	SF	85.00	85.00	100	1983	1983	3	20	9,180													
5	0811	CONCRETE B	0	100	16	10	160.00	SF	5.20	5.20	100	1983	1983	3	44	366													
6	0845	KOOL DECK	0	100	0	0	688.00	SF	7.25	7.25	100	1983	1983	3	44	2,195													
7	1242	WD DECK A	0	100	0	0	454.00	SF	10.00	10.00	100	1990	1990	3	20	908													
TOTAL OB/XF 16,206																													
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	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 01/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS																													