LOT 46
IN OR 1865/1813
FLORENCE POINT PB 4/109 & 110

JOHNSTON ALEXANDER D & AMY W
5378 FLORENCE POINT DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0250-0046-0000

BUILDING CHARACTERISTICS

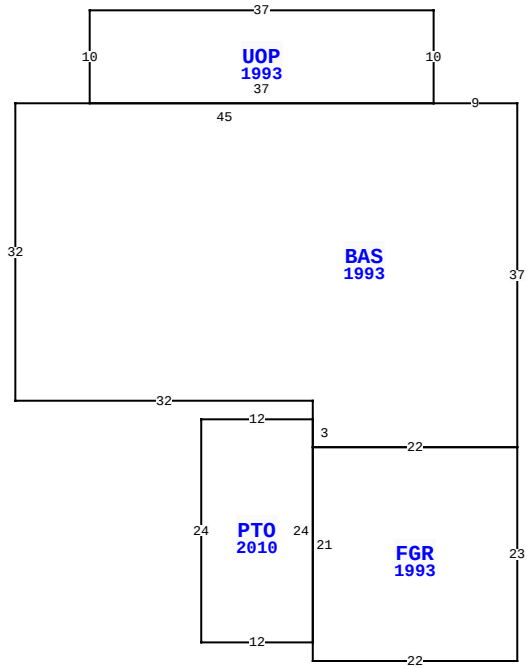
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,838	100	1,838	192,308
FGR	506	55	278	29,087
PTO	288	5	14	1,465
UOP	370	20	74	7,742
TOTALS	3,002		2,204	230,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,204	105.8400	125.68	276,999	1983	1983	0	0	0	16.75	83.25

1 SNGL FAM – 100% - 2014 Heated Area: 1838 HX Base Yr 2014



5378 FLORENCE POINT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		230,602
TOTAL MARKET OB/XF VALUE		3,751
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		534,353
SOH/AGL Deduction		307,122
ASSESSED VALUE		227,231
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		177,231
TOTAL JUST VALUE		534,353
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1865/1813	6/03/2013	WD	U	I	11	100
GRANTOR: BREWER EVIE L						
GRANTEE: JOHNSTON ALEXANDER						
1859/1750	6/03/2013	WD	Q	I	02	235,000
GRANTOR: BREWER EVIE L						
GRANTEE: JOHNSTON ALEXANDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 UOP=[YR=1993] N10 W37 S10 E37$ W45 S32 E32 S2 PTO=[YR=2010] W12 S24 E12 FGR=[YR=1993] S2 E22 N23 W22 S21$ N24$ S3 E22 N37 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
2	0811	CONCRETE B	0	100	45	16	720.00	SF	5.20	5.20	100	1983	1983	3	44	1,647	
3	0811	CONCRETE B	0	100	21	3	63.00	SF	5.20	5.20	100	1983	1983	3	44	144	

LAND DESCRIPTION

TOTAL OB/XF 3,751

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	000100	C	SFR	100	0003	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