

LOT 48
IN OR 1843/1498
FLORENCE POINT PB 4/109 & 110

AMARELD DENNIS E & ALICE
5358 FLORENCE POINT DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0250-0048-0000



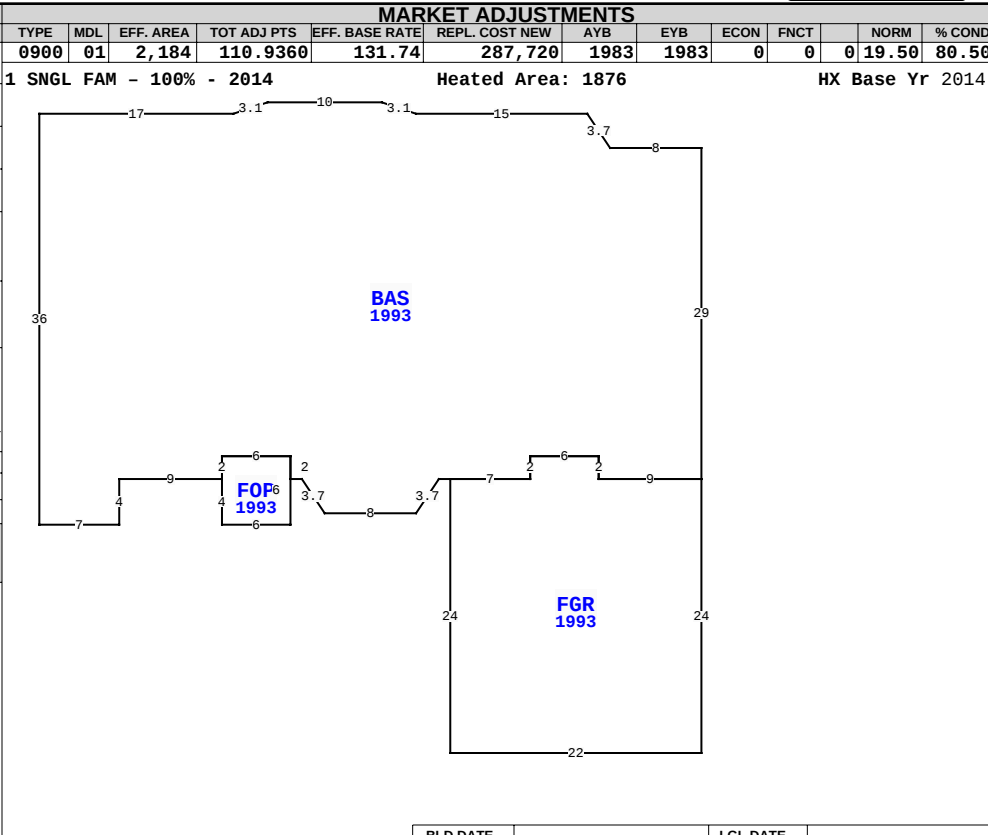
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	1,876	100	1,876	198,951
FGR	540	55	297	31,497
FOP	36	30	11	1,166
TOTALS	2,452		2,184	231,615

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 100	57	16	912.00	SF	5.20	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	0810	CONCRETE A	0 100	0	0	235.00	SF	6.50	
4	0858	SCULP CONC	0 100	0	0	416.00	SF	13.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	RS-1	0.00	0.00	1.00



5358 FLORENCE POINT DR, FERNANDINA BEACH									
TOTAL OB/XF 9,370									

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	RS-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	231,615		
TOTAL MARKET OB/XF VALUE	9,370		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	540,985		
SOH/AGL Deduction	306,538		
ASSESSED VALUE	234,447		
TOTAL EXEMPTION VALUE	60,000		
BASE TAXABLE VALUE	174,447		
TOTAL JUST VALUE	540,985		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	381,241		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0270	REMODEL	2,100	10/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1843/1498	2/11/2013	WD	Q	I	02
GRANTOR: MCELWAIN TIMOTHY M &					
GRANTEE: AMARELD DENNIS E &					
0686/1565	8/18/1993	WD	Q	I	
GRANTOR: JONES ALLAN & NANCIE					
GRANTEE: MCELWAIN TIMOTHY &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W8 U3 L2 W15 U1 L3 W10 D1 L3 W17 S36 E7 N4 E9 FOP=[YR=1993] S4 E6 N6 W6 S2\$ N2 E6 S2 E1 R2 D3 E8 U3 R2 E1 FGR=[YR=1993] S24 E22 N24 W9 N2 W6 S2 W7\$ E7N2 E6 S2 E9N29\$.									