

LOT 53
IN OR 2434/1046
FLORENCE POINT PB 4/109 & 110

OGBURN FAMILY TRUST/OGBURN BENJAMIN R JR TRUSTEE
5336 FLORENCE POINT DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0250-0053-0000



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	11	CLAY TILE 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
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NEIGHBORHOOD/LOC	3035.00
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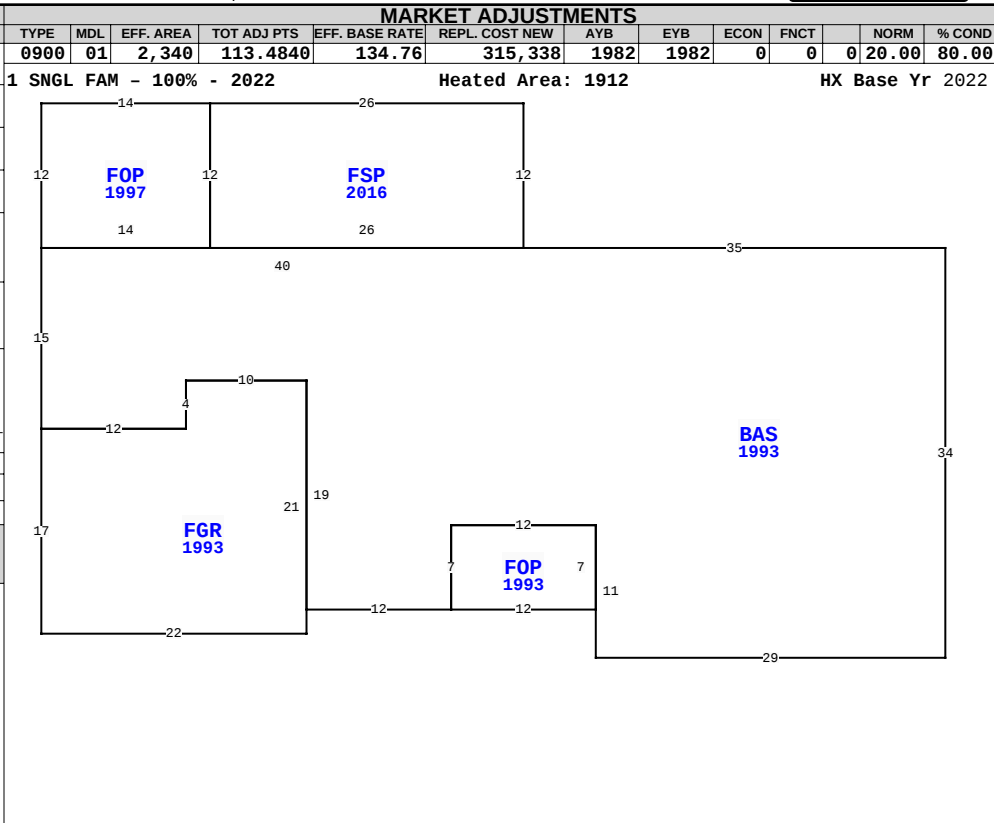
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,912	100	1,912	206,129
FGR	414	55	228	24,580
FOP	84	30	25	2,695
FOP	168	30	50	5,390
FSP	312	40	125	13,476

TOTALS	2,890		2,340	252,270
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	970.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0911	SCRN RM A	0	100	0	0	1,000.00	SF	17.50
5	0850	PEBBLE WLK	0	100	0	0	117.00	SF	3.50
6	0861	POOL GUNIT	0	100	0	0	404.00	SF	85.00
7	0845	KOOL DECK	0	100	0	0	670.00	SF	7.25

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

REVIEW DATE	01/16/2018	BY	DJX
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 8	Tax Dist:								
BUILDING MARKET VALUE	252,270								
TOTAL MARKET OB/XF VALUE	30,934								
TOTAL LAND VALUE - MARKET	300,000								
TOTAL MARKET VALUE	583,204								
SOH/AGL Deduction	159,459								
ASSESSED VALUE	423,745								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	373,745								
TOTAL JUST VALUE	583,204								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	411,403								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633294	ADDITION	21,204	10/26/2016
B0007286	SWIM POOL	16,700	07/01/2000
B9704340	ADDITION	3,500	10/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2434/1046	12/18/2020	WD	U	I	11	100	
GRANTOR: WALKER JOEL & LISA							
GRANTEE: OGBURN FAMILY TRUST							
2062/1970	8/03/2016	SW	Q	I	02	330,000	
GRANTOR: FEDERAL NATIONAL MORT							
GRANTEE: WALKER JOEL & LISA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W35 FSP=[YR=2016] N12 W26 FOP=[YR=1997] W14 S12 E14 N12\$ S12 E26\$ W40 S15 FGR=[YR=1993] S17 E22 N21 W10 S4 W12\$ E12 N4 E10 S19 E12 FOP=[YR=1993] E12 N7 W12 S7\$ N7 E12 S11 E29 N34\$.									