

LOT 54  
IN OR 1846/808  
FLORENCE POINT PB 4/109 & 110

LANGER JAMES A & REBECCA B  
5334 FLORENCE POINT DR  
FERNANDINA BEACH, FL 32034

2023

00-00-30-0250-0054-0000



| 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           |                                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 12               | CEDAR 100      | 0900                 | 01                   | 2,810                                    | 105.9840    | 125.86         | 353,667        | 1984        | 1990               | 0         | 0        | 16.00       | 84.00   | VALUATION BY STANDARD |                                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100  | 1 SNGL FAM - 0% - 0  |                      |                                          |             |                |                |             |                    |           |          |             |         |                       | Tax Group: 8 Tax Dist:            |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 | Heated Area: 2070    |                      |                                          |             |                |                |             |                    |           |          |             |         |                       | BUILDING MARKET VALUE 297,080     |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100    | HX Base Yr           |                      |                                          |             |                |                |             |                    |           |          |             |         |                       | TOTAL MARKET OB/XF VALUE 19,636   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 80      |                      |                      |                                          |             |                |                |             |                    |           |          |             |         |                       | TOTAL LAND VALUE - MARKET 300,000 |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 13               | LVT/LAMMT 20   |                      |                      |                                          |             |                |                |             |                    |           |          |             |         |                       | TOTAL MARKET VALUE 616,716        |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100    |                      |                      |                                          |             |                |                |             |                    |           |          |             |         |                       | SOH/AGL Deduction 177,181         |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100 |                      |                      |                                          |             |                |                |             |                    |           |          |             |         |                       | ASSESSED VALUE 439,535            |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                      | 2                | 100            |                      |                      |                                          |             |                |                |             |                    |           |          |             |         |                       | TOTAL EXEMPTION VALUE 0           |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                     | 2                | 100            |                      |                      |                                          |             |                |                |             |                    |           |          |             |         |                       | BASE TAXABLE VALUE 439,535        |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME 100 |                      |                      |                                          |             |                |                |             |                    |           |          |             |         |                       | TOTAL JUST VALUE 616,716          |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                       | 1.               | 1. 100         |                      |                      |                                          |             |                |                |             |                    |           |          |             |         |                       | NCON VALUE 0                      |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                         | 0                | 100            |                      |                      |                                          |             |                |                |             |                    |           |          |             |         |                       | INCOME VALUE                      |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                                 | 05               | DIST 1A 100    |                      |                      |                                          |             |                |                |             |                    |           |          |             |         |                       | PREVIOUS YEAR MKT VALUE 437,296   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                           | 1,782            | 100            | 1,782                | 188,398              |                                          |             |                |                |             |                    |           |          |             |         |                       |                                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                           | 288              | 100            | 288                  | 30,448               |                                          |             |                |                |             |                    |           |          |             |         |                       |                                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                           | 486              | 55             | 267                  | 28,228               |                                          |             |                |                |             |                    |           |          |             |         |                       |                                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 18               | 30             | 5                    | 528                  |                                          |             |                |                |             |                    |           |          |             |         |                       |                                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 33               | 30             | 10                   | 1,058                |                                          |             |                |                |             |                    |           |          |             |         |                       |                                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| FSP                                                                                                                                           | 480              | 40             | 192                  | 20,299               |                                          |             |                |                |             |                    |           |          |             |         |                       |                                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| UDG                                                                                                                                           | 484              | 55             | 266                  | 28,122               |                                          |             |                |                |             |                    |           |          |             |         |                       |                                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                        |                  |                | 3,571                | 2,810                | 297,080                                  |             |                |                |             |                    |           |          |             |         |                       |                                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                |                      |                      | 5334 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                                                                                                                                             | 0861             | POOL GUNIT     | 0                    | 0                    | 0                                        | 0           | 255.00         | SF             | 85.00       | 85.00              | 100       | 1984     | 1984        | 3       | 20                    | 4,335                             |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                             | 0812             | CONCRETE C     | 0                    | 0                    | 0                                        | 0           | 2,587.00       | SF             | 4.00        | 4.00               | 100       | 1984     | 1984        | 3       | 47                    | 4,864                             |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                             | 0500             | FP-PRE FAB     | 0                    | 0                    | 0                                        | 0           | 1.00           | UT             | 3,500.00    | 3,500.00           | 100       | 1984     | 1984        | 3       | 58                    | 2,030                             |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                             | 0858             | SCULP CONC     | 0                    | 0                    | 0                                        | 0           | 144.00         | SF             | 13.00       | 13.00              | 100       | 1984     | 1984        | 3       | 81                    | 1,516                             |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                             | 0810             | CONCRETE A     | 0                    | 0                    | 8                                        | 10          | 80.00          | SF             | 6.50        | 6.50               | 100       | 1984     | 1984        | 3       | 47                    | 244                               |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                             | 0845             | KOOL DECK      | 0                    | 0                    | 0                                        | 0           | 688.00         | SF             | 7.25        | 7.25               | 100       | 1984     | 1984        | 3       | 47                    | 2,344                             |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 7                                                                                                                                             | 0910             | SCRN RM L      | 0                    | 0                    | 32                                       | 30          | 960.00         | SF             | 15.00       | 15.00              | 100       | 1984     | 1984        | 3       | 20                    | 2,880                             |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 8                                                                                                                                             | 0810             | CONCRETE A     | 0                    | 0                    | 0                                        | 0           | 246.00         | SF             | 6.50        | 6.50               | 100       | 2007     | 2007        | 3       | 89                    | 1,423                             |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 19,636                                                                                                                            |                  |                |                      |                      |                                          |             |                |                |             |                    |           |          |             |         |                       |                                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |
| 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 |  |  |                        |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                             | 000100           | C              | SFR                  | 0                    |                                          | 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 |                  |                |                      |                      |                                          |             |                |                |             |                    |           |          |             |         |                       |                                   |            |  |  |                        |  |  |  |  |  |  |  |  |  |