LOT 1
FLORENCE POINT PB 4/109 & 110

WILLIAMS VERONICA E
5333 FLORENCE POINT DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0250-0001-0000

BUILDING CHARACTERISTICS

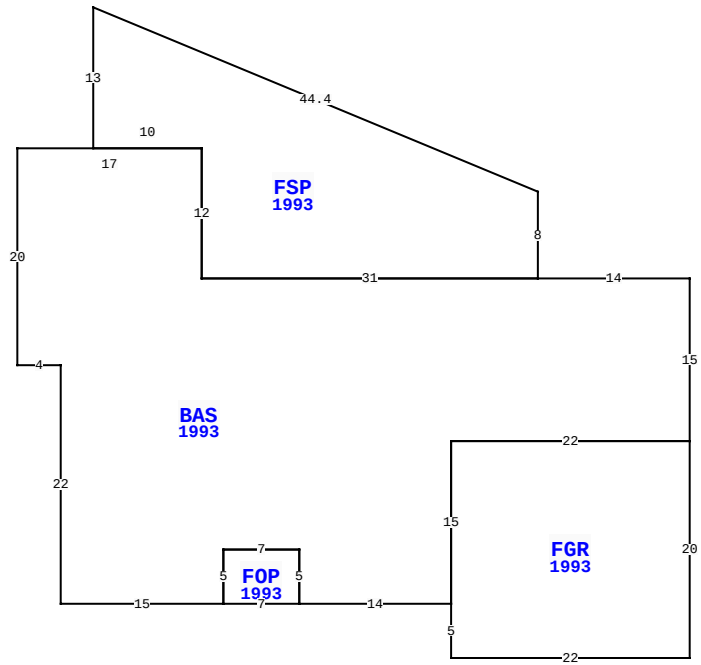
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,611	100	1,611	165,086
FGR	440	55	242	24,798
FOP	35	30	10	1,025
FSP	557	40	223	22,851
TOTALS	2,643		2,086	213,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,086	114.6000	143.32	298,966	1985	1985	0	0	0	28.50	71.50

1 SNGL FAM – 100% - 2009 Heated Area: 1611 HX Base Yr 2009



5333 FLORENCE POINT DR, FERNANDINA BEACH

BLD DATE	08/18/2008 DJ	LGL DATE	
XF DATE		LAND DATE	06/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		213,761
TOTAL MARKET OB/XF VALUE		4,642
TOTAL LAND VALUE - MARKET		315,000
TOTAL MARKET VALUE		533,403
SOH/AGL Deduction		338,929
ASSESSED VALUE		194,474
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,474
TOTAL JUST VALUE		533,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2267/0992	4/08/2019	QC	U	I	11	100
GRANTOR: WILLIAMS ROBERT C & V						
GRANTEE: WILLIAMS VERONICA						
0742/0355	10/23/1995	WD	Q	I		99,000
GRANTOR: LUEBKE ROBERT B JR &						
GRANTEE: WILLIAMS ROBERT C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FSP=[YR=1993] N8 L41 U17 S13 E10 S12 E31$ W31 N12 W17 S20 E4 S22 E15 FOP=[YR=1993] E7 N5 W7 S5$ N5 E7 S5 E14 FGR=[YR=1993] S5 E22 N20 W22 S15$ N15 E22 N15$.

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	0812	CONCRETE C	0	100	76	3	228.00	SF	4.00	4.00	100	1985	1985	3	47	429	
2	0812	CONCRETE C	0	100	0	0	1,121.00	SF	4.00	4.00	100	1985	1985	3	47	2,107	
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1985	1985	3	20	200	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	58	1,160	
5	1242	WD DECK A	0	100	0	0	373.00	SF	10.00	10.00	100	1998	1998	3	20	746	

LAND DESCRIPTION

TOTAL OB/XF 4,642

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	350,000.00	315,000.00	315,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 08/06/2024 BY SYS