LOT 2
IN OR 453 PG 15
FLORENCE POINT PB 4/109 & 110

TRIBUZIO EDWARD D & DOMINIQUE
5335 FLORENCE POINT DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0250-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

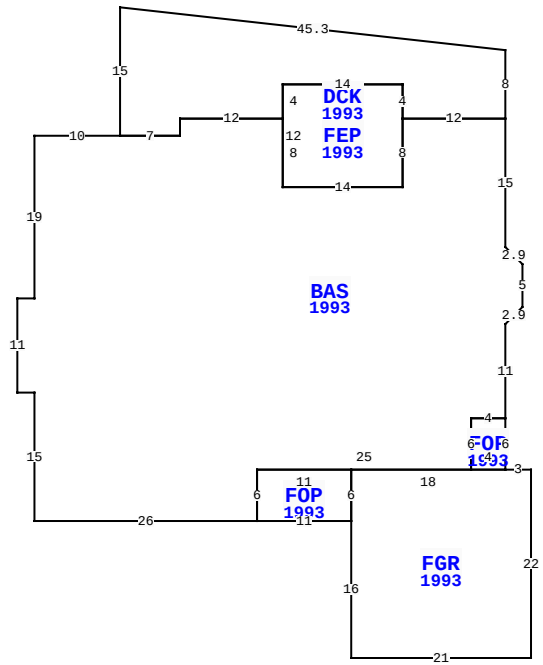
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,445	100	2,445	275,496
DCK	599	10	60	6,760
FEP	168	80	134	15,098
FGR	462	55	254	28,620
FOP	24	30	7	789
FOP	66	30	20	2,254
TOTALS	3,764		2,920	329,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,920	107.6300	134.54	392,857	1986	1986	0	0	0	16.25	83.75

1 SNGL FAM – 100% - 1987 Heated Area: 2445 HX Base Yr 1987



5335 FLORENCE POINT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		329,018
TOTAL MARKET OB/XF VALUE		5,060
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		684,078
SOH/AGL Deduction		469,665
ASSESSED VALUE		214,413
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		164,413
TOTAL JUST VALUE		684,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		618,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0453/0015	5/01/1985	WD	Q	V		16,200

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] U5 L45 S15 BAS=[YR=1993] W10 S19 W2 S11 E2 S15 E26 FOP=[YR=1993] E11 FGR=[YR=1993] S16 E21 N22 W3 FOP=[YR=1993] N6 W4 S6 E4$ W18 S6$ N6 W11 S6$ N6 E25 N6 E4 N11 U2 R2 N5 L2 U2 N15 W12 FEP=[YR=1993] S8 W14 N12 E14 S4$ N4 W14 S4 W12 S2 W7$ E7 N2 E12 S8 E14 N8 E12 N8$.

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	0	0	1,300.00	SF	4.00	4.00	100	1986	1986	3	49.5	2,574	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
3	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	1998	1998	3	20	386	

LAND DESCRIPTION

TOTAL OB/XF 5,060

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	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS