LOT 9
IN OR 1397/746
FLORENCE POINT PB 4/109 & 110

PELLEGRINI RICHARD D & MARY O
5367 FLORENCE POINT DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0250-0009-0000

BUILDING CHARACTERISTICS

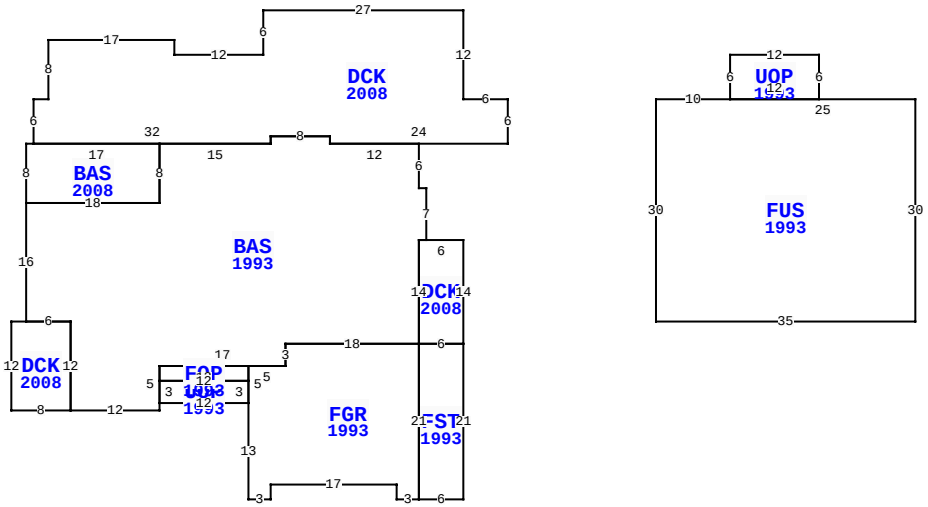
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,443	100	1,443	160,514
BAS	144	100	144	16,018
DCK	84	10	8	890
DCK	96	10	10	1,112
DCK	908	10	91	10,123
FGR	434	55	239	26,586
FOP	24	30	7	779
FST	126	55	69	7,676
FUS	1,050	100	1,050	116,799
UOP	36	20	7	779
TOTALS	4,417		3,082	342,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,082	106.2600	132.82	409,351	1985	1986	0	0	0	16.25	83.75

1 SNGL FAM – 100% - 2007 Heated Area: 2637 HX Base Yr 2007



** This building has 11 Sub-Areas

5367 FLORENCE POINT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		342,831
TOTAL MARKET OB/XF VALUE		4,291
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		797,122
SOH/AGL Deduction		355,445
ASSESSED VALUE		441,677
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		391,677
TOTAL JUST VALUE		797,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		781,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/0746	3/20/2006	WD	Q	I		660,000
GRANTOR: KAMAN CHARLES W II &						
GRANTEE: PELLEGRINI RICHARD						
0870/0431	3/03/1999	WD	Q	I		275,000
GRANTOR: COCHRAN JAMES R & KAR						
GRANTEE: KAMAN CHARLES W II						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2008] W6 N12 W27 S6 W12 N2 W17 S8 W2 S6 BAS=[YR=2008] W1 S8 BAS=[YR=1993] S16 DCK=[YR=2008] W2 S12 E8 N12 W6$ E6 S12 E12 N1 UOP=[YR=1993] E12 FGR=[YR=1993] S13 E3 N2 E17 S2 E3 FST=[YR=1993] E6 N21 DCK=[YR=2008] N14 W6 S14 E6$ W6 S21$ N21 W18 S3 W5 FOP=[YR=1993] W12 S2 E12 N2$ S5$ N3 W12 S3$ N5 E17 N3 E18 N14 E1 N7 W1 N6 W12 N1 W8 S1 W15 S8 W18$ E18 N8 W17$ E32 N1 E8 S1 E24 N6$ PTR=E20 FUS=[YR=1993] E10 UOP=[YR=1993] E12 N6 W12 S6$ E25S30 W35 N30$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
2	0858	SCULP CONC	0	100	0	0	185.00	SF	13.00	13.00	100	2000	2000	3	94	2,261	

LAND DESCRIPTION

TOTAL OB/XF 4,291

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	000116	C	SFR MARSH	100		RSF-	1100.00	110.00	100.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	450,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS