

LOT 10
IN OR 1865/1820
FLORENCE POINT PB 4/109 & 110

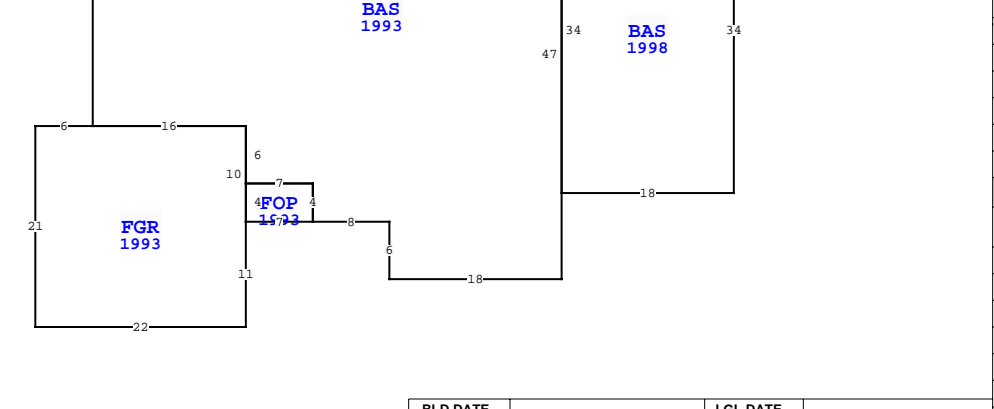
VEITCH PAMELA J REVOC LVG TRUST/VEITCH PAMELA J TR
5375 FLORENCE POINT DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0250-0010-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 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. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,046	109.0200	136.28	415,109	1984	1984	0	0	0	19.50	80.50



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		334,163	
TOTAL MARKET OB/XF VALUE		33,142	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		817,305	
SOH/AGL Deduction		345,657	
ASSESSED VALUE		471,648	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		416,648	
TOTAL JUST VALUE		817,305	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		803,760	

Quality				
DOR CODE	MAP NUM			
03 Quality Level 03	03			
0100 SINGLE FAMILY				
NEIGHBORHOOD/LOC	3035.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,025	100	2,025	222,153
BAS	612	100	612	67,139
FGR	462	55	254	27,865
FOP	28	30	8	877
UOP	616	20	123	13,493
UOP	118	20	24	2,633
TOTALS	3,861		3,046	334,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327589	ADDITION	6,905	08/01/2013
B1327153	GARDOOR	1,250	05/01/2013
B1327226	SWIM POOL	23,500	05/01/2013
E1326476	ELE/POOL	0	04/01/2013
R1213231	REPAIR/RRF	2,860	11/01/2012
B9805083	ADDITION	37,341	06/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1865/1820	6/27/2013	WD	U	I	30	100

EXTRA FEATURES																
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
2	0855	CONC PAVER	0 100	0	0	2,025.00	SF	7.00	7.00	100	2013	2013	3	94	13,325	
3	0855	CONC PAVER	0 100	0	0	198.00	SF	7.00	7.00	100	2013	2013	3	94	1,303	
4	0911	SCRN RM A	0 100	30	13	390.00	SF	17.50	17.50	100	2013	2013	3	60	4,095	
5	0861	POOL GUNIT	0 100	0	0	184.00	SF	85.00	85.00	100	2013	2013	3	71	11,104	
6	0855	CONC PAVER	0 100	0	0	206.00	SF	7.00	7.00	100	2013	2013	3	94	1,355	

BUILDING NOTES			
GRANTOR: VEITCH PAMELA J TRUST			
GRANTEE: VEITCH PAMELA J TRU			
1843/1904	2/28/2013	PR Q	I 02 432,500
GRANTOR: BLIDE CHRYSAL C P/R			
GRANTEE: VEITCH PAMELA J TRU			

BUILDING DIMENSIONS	
BAS=[YR=1998] W2 UOP=[YR=1998] N3 W2 N5 W14 UOP=[YR=1993] W6 N12 W43 S16 BAS=[YR=1993] S31FGR=[YR=1993] W6 S21 E22 N11 FOP=[YR=1993] E7 N4 W7 S4\$ N10 W16 \$ E16 S6 E7 S4 E8 S6 E18 N47 W18 N6 W16 S6 W15\$ E15 N6 E16 S6 E18 N4\$ S8 E16 \$ W16 S34 E18 N34 \$.	

LAND DESCRIPTION													TOTAL OB/XF												
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	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								