

LOT 15
IN OR 2483/313
FLORENCE POINT PB 4/109 & 110

ARNOLD TRUST/ARNOLD SARAH F TRUSTEE
5409 FLORENCE POINT DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0250-0015-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	06 VINYL ASB 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

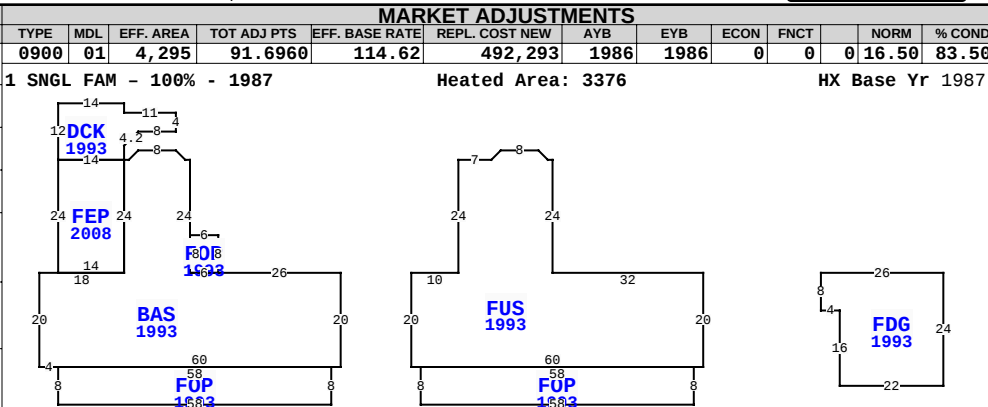
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3035.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,636	100	1,636	156,578
DCK	217	10	22	2,106
FDG	560	60	336	32,158
FEP	336	80	269	25,746
FOP	48	30	14	1,340
FOP	464	30	139	13,303
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FUS	1,740	100	1,740	166,532
TOTALS	5,465		4,295	411,065

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,942.00	SF	4.00	4.00	100	1986
2	0812	CONCRETE C	0 100	28	4	112.00	SF	4.00	4.00	100	1986
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	SFR MARSH	100		RSF-	1100.00	123.00	100.00	FF	1.00

REVIEW DATE 01/31/2024 BY KBA



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

TOTAL OB/XF											
6,167											

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6,167											

Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	411,065		
TOTAL MARKET OB/XF VALUE	6,167		
TOTAL LAND VALUE - MARKET	450,000		
TOTAL MARKET VALUE	867,232		
SOH/AGL Deduction	520,470		
ASSESSED VALUE	346,762		
TOTAL EXEMPTION VALUE	HX HB WX 55,000		
BASE TAXABLE VALUE	291,762		
TOTAL JUST VALUE	867,232		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	848,127		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V010134	REMODEL	2,250	04/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2483/0313	7/12/2021	SW U	I	11	
GRANTOR: ARNOLD WESLEY W & SAR					
GRANTEE: ARNOLD TRUST					
0428/0591	8/01/1984	PR Q V			39,900
GRANTOR:					
GRANTEE:					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993] W26 FOP=[YR=1993] N8 W6 S8 E6 \$ W6 N24 W1 U2 L2 W8 L2 D2 W1 DCK=[YR=1993] N3 U3 R3 E8 N4 W11 N2 W14 S12 E14\$ FEP=[YR=2008] W14 S24 E14 N24\$ S24 W18 S20 E4 FOP=[YR=1993] S8 E58 N8 W58\$ E60 N20\$ PTR= E15 FUS=[YR=1993] E10 N24 E7 U2 R2 E8 R2 D2 E1 S24 E32 S20 W2 FOP=[YR=1993] S8 W58 N8 E58 \$W60 N20 \$ W15 \$ PTR= E102 FDG=[YR=1993] E26 S24 W22 N16 W4 N8 \$ W102 \$.					

TOTAL OB/XF											
6,167											

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