

LOT 16
FLORENCE POINT PB 4/109 &
PT GOVT LOT 2 SEC 17-2N-28E

HEISLER BRANDY M
5417 FLORENCE POINT DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0250-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3035.00
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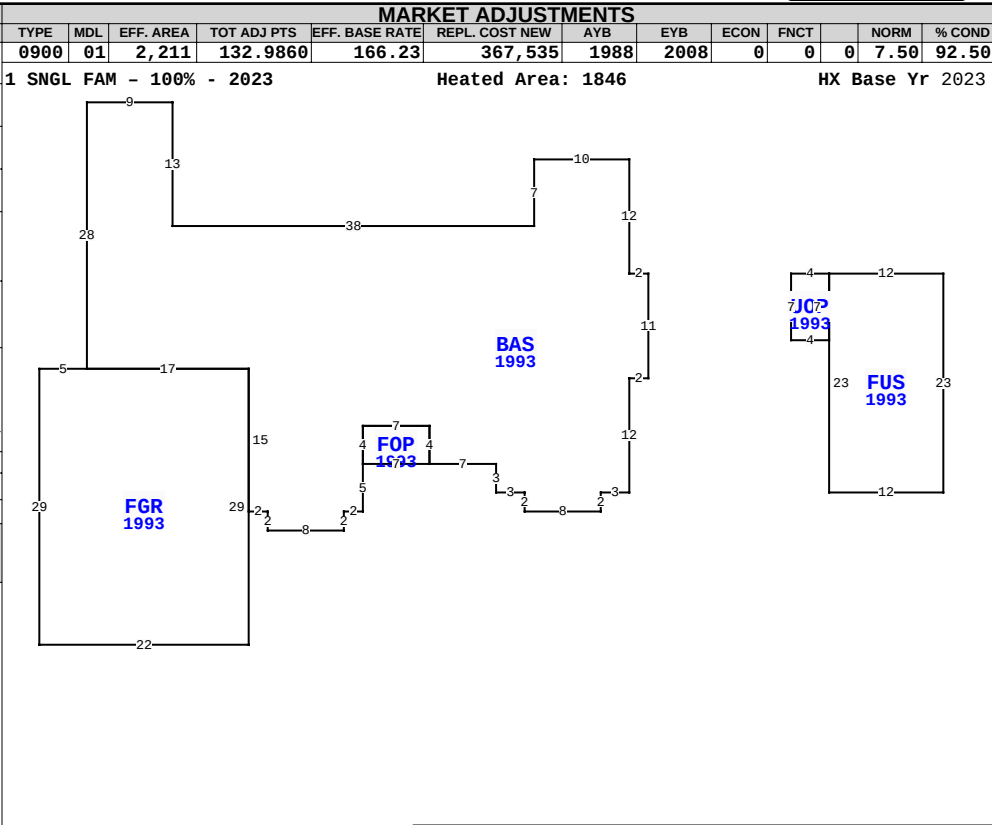
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,570	100	1,570	241,407
FGR	638	55	351	53,971
FOP	28	30	8	1,230
FUS	276	100	276	42,438
UOP	28	20	6	922

TOTALS	2,540		2,211	339,970
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	1242	WD DECK A	0 100	0	0	370.00	SF	10.00	
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
3	0812	CONCRETE C	0 100	0	0	2,103.00	SF	4.00	
4	0861	POOL GUNIT	0 100	34	15	510.00	SF	85.00	
5	0845	KOOL DECK	0 100	0	0	693.00	SF	7.25	
6	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	
8	0858	SCULP CONC	0 100	0	0	610.00	SF	13.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		RSF	1100.00	118.00	100.00

REVIEW DATE	01/31/2024	BY	KBA
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5417 FLORENCE POINT DR, FERNANDINA BEACH
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 8	Tax Dist:								
BUILDING MARKET VALUE	339,970								
TOTAL MARKET OB/XF VALUE	25,874								
TOTAL LAND VALUE - MARKET	450,000								
TOTAL MARKET VALUE	815,844								
SOH/AGL Deduction	0								
ASSESSED VALUE	815,844								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	765,844								
TOTAL JUST VALUE	815,844								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	801,050								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014894	H/AC	2,000	02/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2649/324	6/15/2023	WD	U	V	37	50,000	
GRANTOR: MCGREGOR CHRISTEL B							
GRANTEE: HEISLER BRANDY M							
2604/0412	11/14/2022	WD	Q	I	01	1,100,000	
GRANTOR: WESTMORELAND JANE S							
GRANTEE: HEISLER BRANDY M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W2 N12 W10 S7 W38 N13 W9 S28 FGR=[YR=1993] W5 S29 E22 N29 W17 \$ E17 S15 E2 S2 E8 N2 E2 N5 FOP=[YR=1993] E7 N4 W7 S4 \$ N4 E7 S4 E7 S3 E3 S2 E8 N2 E3 N12 E2 N11 \$ PTR=E15 UOP=[YR=1993] E4 FUS=[YR=1993] E12 S23 W12 N23 \$ S7 W4 N7 \$ W15 \$.									

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