

LOT 22
IN OR 1842/1044
FLORENCE POINT PB 4/109 & 110

FREAS LAWRENCE TRUST/FREAS LAWRENCE TRUSTEE
4425 EDGEHAM CT
EARLYSVILLE, VA 22936

2024

00-00-30-0250-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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 06 Quality Level 06

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
BAL	91	15	14	1,782
BAS	1,590	100	1,590	202,452
BAS	70	100	70	8,913
BAS	286	100	286	36,416
DCK	750	10	75	9,550
FGR	494	55	272	34,633
FOP	63	30	19	2,420
FUS	748	100	748	95,242

TOTALS 4,092 3,074 391,408

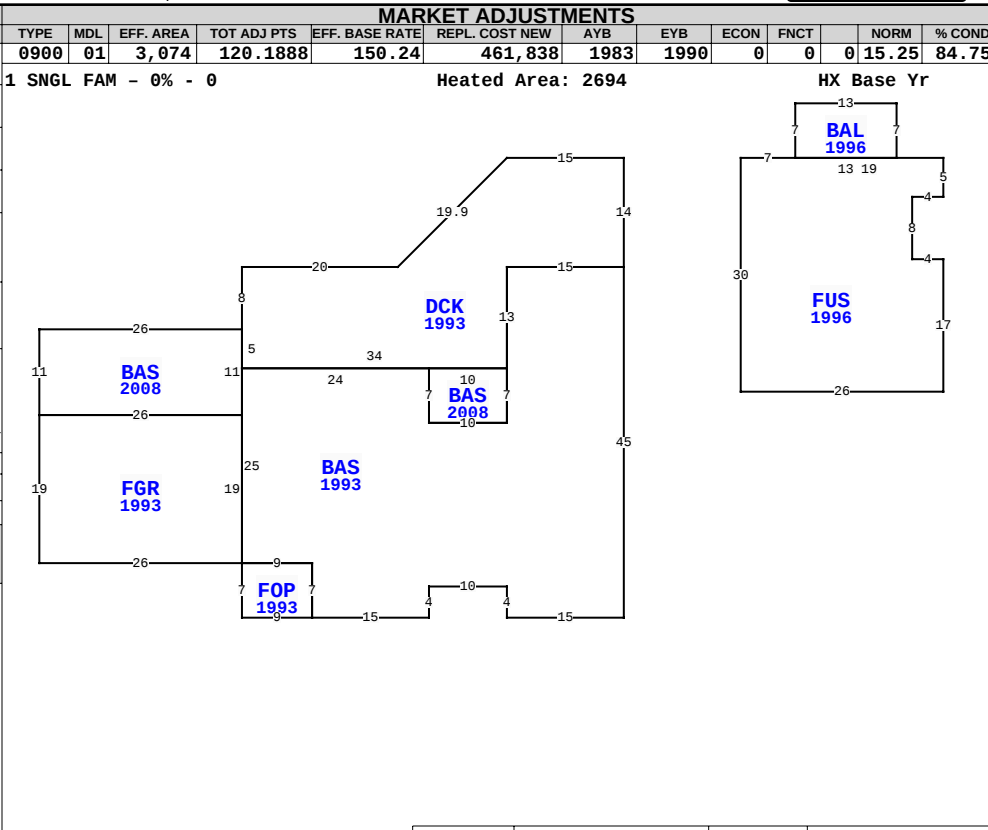
EXTRA FEATURES

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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0	0	0	69.00	SF	10.00	10.00	100	2006	2006	3	87	600	
3	0855	CONC PAVER	0	0	37	17	629.00	SF	10.00	10.00	2006	2006	3	87	5,472	

LAND DESCRIPTION

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	0		RSF	1100.00	94.00	100.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	450,000							

REVIEW DATE 01/31/2024 BY KBA



5475 FLORENCE POINT DR, FERNANDINA BEACH

BLD DATE XE DATE INC DATE

LGL DATE LAND DATE AG DATE

TOTAL OB/XF 8,032

ADJ UNIT PRICE 4,500.00

ADJ UNIT PRICE 4,500.00

LAND VALUE 450,000

OTHER ADJUSTMENTS AND NOTES

YEAR DENSITY DECL FRZ YR CONSRV

PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION BY STANDARD

Tax Group: 8 Tax Dist:

BUILDING MARKET VALUE 391,408

TOTAL MARKET OB/XF VALUE 8,032

TOTAL LAND VALUE - MARKET 450,000

TOTAL MARKET VALUE 849,440

SOH/AGL Deduction 147,884

ASSESSED VALUE 701,556

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 701,556

TOTAL JUST VALUE 849,440

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 772,923