LOT 24
FLORENCE POINT PB 4/109 & 110

REYNOLDS JAMIE & STEPHEN
5424 FLORENCE POINT DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0250-0024-0000

BUILDING CHARACTERISTICS

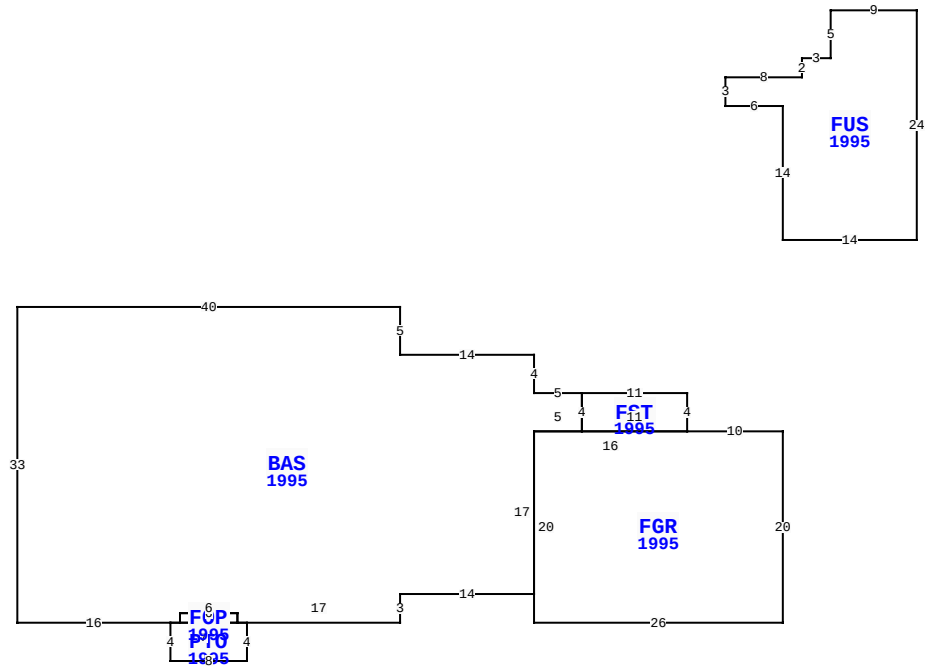
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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
BAS	1,684	100	1,684	272,860
FGR	520	55	286	46,341
FOP	6	30	2	324
FST	44	55	24	3,889
FUS	325	100	325	52,660
PTO	32	5	2	324
TOTALS	2,611		2,323	376,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,323	121.7160	182.57	424,110	1995	2000	0	0	0	11.25	88.75

1 SFR CUST – 100% - 2023 Heated Area: 2009 HX Base Yr 2023



5424 FLORENCE POINT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		376,398
TOTAL MARKET OB/XF VALUE		8,586
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		734,984
SOH/AGL Deduction		46,559
ASSESSED VALUE		688,425
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		638,425
TOTAL JUST VALUE		734,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		668,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401492	NEW CONSTR	78,783	11/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2506/0762	9/23/2021	WD	Q	I	01	585,000
GRANTOR: BENTON PATRICIA LAIDL						
GRANTEE: REYNOLDS JAMIE & ST						
2423/1252	12/31/2020	WD	U	I	11	100
GRANTOR: BENTON PATRICIA L REV						
GRANTEE: BENTON PATRICIA LAI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1995] W10 FST=[YR=1995] N4 W11 BAS=[YR=1995] W5 N4 W14 N5 W40 S33 E16 PTO=[YR=1995] S4 E8 N4 W1 FOP=[YR=1995] N1 W6 S1 E6$ W7$ E1 N1 E6 S1 E17 N3 E14 N17 E5 N4$ S4 E11$ W16 S20 E26 N20$ PTR= N20 FUS=[YR=1995] N14 W6 N3 E8 N2 E3 N5 E9 S24 W14$ S20$.

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	1995	1995	3	77	2,695	
2	0812	CONCRETE C	0	100	0	0	1,117.00	SF	4.00	4.00	100	1995	1995	3	70	3,128	
3	0810	CONCRETE A	0	100	30	5	150.00	SF	6.50	6.50	100	1995	1995	3	70	683	
4	1242	WD DECK A	0	100	0	0	1,040.00	SF	10.00	10.00	100	2000	2000	3	20	2,080	

LAND DESCRIPTION

TOTAL OB/XF 8,586

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS