

LOT 40
IN OR 658 PG 549
FLORENCE POINT PB 4/109 & 110

BLAND KATHERINE W
5408 FLORENCE POINT DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0250-0040-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8										
Exterior Wall	10	ABOVE AVG 100	0900	01	2,410	113.1900	141.49	340,991	1982	1987	0	0	0	16.00	84.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1993													Heated Area: 2060									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1993									
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		2.5 100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	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																					
BAL	25	15	4	475																					
BAS	1,772	100	1,772	210,605																					
FGR	480	55	264	31,377																					
FOP	16	30	5	594																					
FUS	288	100	288	34,229																					
UOP	384	20	77	9,152																					
TOTALS			2,965	2,410	286,432																				
EXTRA FEATURES			5408 FLORENCE POINT DR, FERNANDINA BEACH																						
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	1982	1982	3	51.5	1,803									
2	0811	CONCRETE B	0	100	46	17	782.00	SF	5.20	5.20	100	1982	1982	3	38	1,545									
3	0861	POOL GUNIT	0	100	36	15	540.00	SF	85.00	85.00	100	1983	1983	3	20	9,180									
4	0811	CONCRETE B	0	100	16	10	160.00	SF	5.20	5.20	100	1983	1983	3	41	341									
5	0845	KOOL DECK	0	100	0	0	688.00	SF	7.25	7.25	100	1983	1983	3	41	2,045									
6	1242	WD DECK A	0	100	0	0	454.00	SF	10.00	10.00	100	1990	1990	3	20	908									
TOTAL OB/XF 15,822																									
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	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																									