

LOT 55
IN OR 1728/893
FLORENCE POINT PB 4/109 & 110

EDMONDSON JOHN STEPHEN
6539 FAIRLAWN DRIVE
MCLEAN, VA 22101

2024

00-00-30-0250-0055-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,103	100	2,103	226,081
FGR	460	55	253	27,198
FOP	80	30	24	2,580

TOTALS 2,643 2,380 255,859

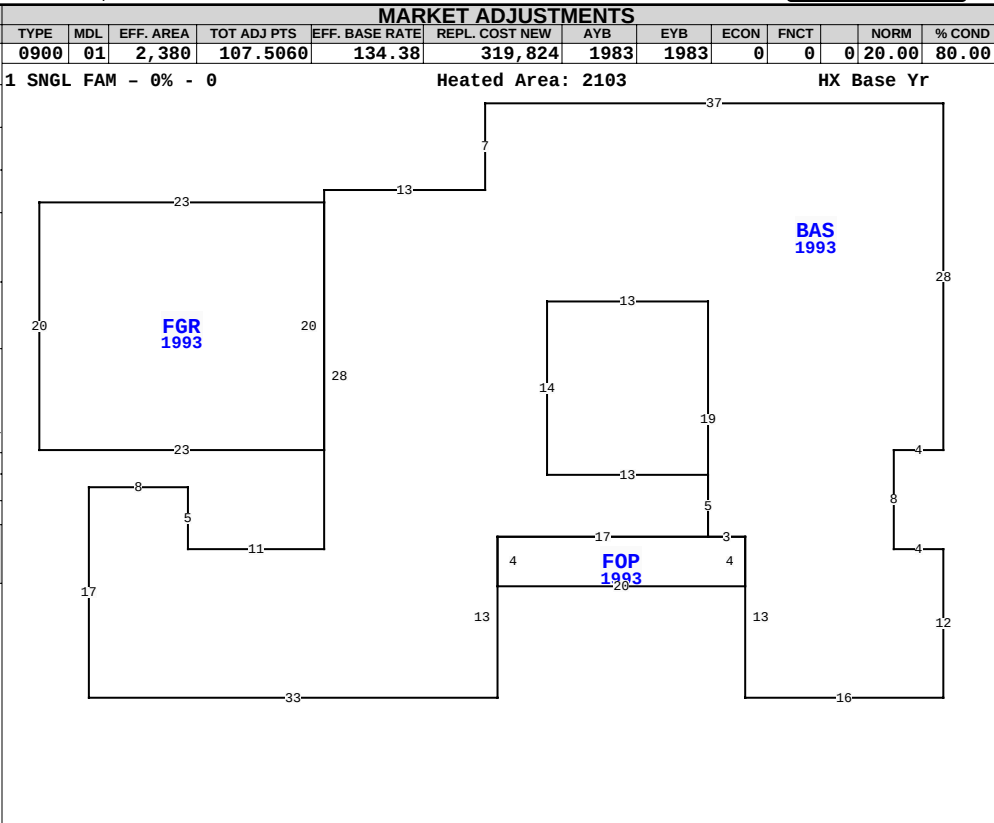
EXTRA FEATURES

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	0810	CONCRETE A	0	0	0	0	123.00	SF	6.50	6.50	100	1983	1983	3	41	328	
2	0812	CONCRETE C	0	0	0	0	1,414.00	SF	4.00	4.00	100	1985	1985	3	47	2,658	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	
4	0810	CONCRETE A	0	0	0	0	24.00	SF	6.50	6.50	100	1983	1983	3	41	64	

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	350,000.00	315,000.00	315,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 08/06/2024 BY SYS



5332 FLORENCE POINT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY										PAGE 1 of 1										8	
VALUATION SUMMARY																					
VALUATION BY										STANDARD											
Tax Group: 8					Tax Dist:																
BUILDING MARKET VALUE										255,859											
TOTAL MARKET OB/XF VALUE										4,940											
TOTAL LAND VALUE - MARKET										315,000											
TOTAL MARKET VALUE										575,799											
SOH/AGL Deduction										194,427											
ASSESSED VALUE										381,372											
TOTAL EXEMPTION VALUE										0											
BASE TAXABLE VALUE										381,372											
TOTAL JUST VALUE										575,799											
NCON VALUE										0											
INCOME VALUE																					
PREVIOUS YEAR MKT VALUE										519,765											