

LOT 1
FLORENCE POINT PB 4/109 & 110

BILLMAN VERONICA E L/E/
8025 SW 103RD AVENUE
GAINESVILLE, FL 32608

2025

00-00-30-0250-0001-0000



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	VALUATION SUMMARY																
Exterior Wall	18	CEMENT BRK 100	0900	01	2,086	114.6600	151.35	315,716	1985	1985	0	0	0	29.25	70.75	VALUATION BY					STANDARD											
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 0% - 2025										Heated Area: 1611					HX Base Yr					Tax Group: 8					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																					BUILDING MARKET VALUE					223,369				
Interior Wall	05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					4,440				
Interior Floor	14	CARPET 60																					TOTAL LAND VALUE - MARKET					315,000				
Interior Floor	12	HARDWOOD 40																					TOTAL MARKET VALUE					542,809				
Air Condition	03	CENTRAL 100																					SOH/AGL Deduction					0				
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE					542,809				
Bedrooms		3 100																					TOTAL EXEMPTION VALUE					0				
Bathrooms		2 100																					BASE TAXABLE VALUE					542,809				
Frame	02	WOOD FRAME 100																					TOTAL JUST VALUE					542,809				
Stories	1.	1. 100																					NCON VALUE					0				
Units	0	0 100																					INCOME VALUE									
BUD8 Adjustme	05	DIST 1A 100																					PREVIOUS YEAR MKT VALUE					533,403				
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,611	100	1993	1,611	172,506																											
FGR	440	55	1993	242	25,914																											
FOP	35	30	1993	10	1,071																											
FSP	557	40	1993	223	23,879																											
TOTALS			2,643			2,086	223,369																									
EXTRA FEATURES			5333 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	0812	CONCRETE C	0	0	76	3	228.00	SF	4.00	4.00	100	1985	1985	3	44	401																
2	0812	CONCRETE C	0	0	0	0	1,121.00	SF	4.00	4.00	100	1985	1985	3	44	1,973																
3	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1985	1985	3	20	200																
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	56	1,120																
5	1242	WD DECK A	0	0	0	0	373.00	SF	10.00	10.00	100	1998	1998	3	20	746																