



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 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
Occupancy	00	NONE 100

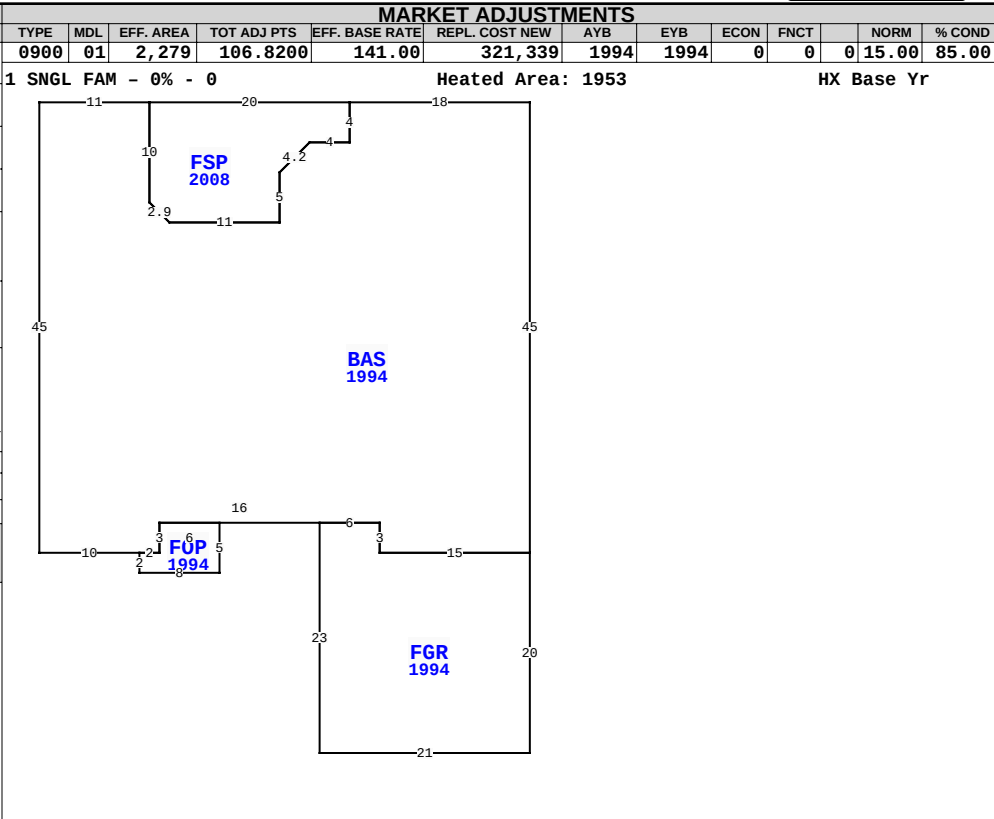
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	1,953	100	1994	1,953	234,067
FGR	438	55	1994	241	28,884
FOP	34	30	1994	10	1,199
FSP	187	40	2008	75	8,989

TOTALS	2,612			2,279	273,138
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,065.00	SF	4.00
3	0810	CONCRETE A	0	0	36	3	108.00	SF	6.50
4	0825	BRICK	0	0	9	6	54.00	SF	8.75



5339 FLORENCE POINT DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	0812	CONCRETE C	0	0	0	0	1,065.00	SF	4.00	4.00	100	1994	1994	3	66	2,812	
3	0810	CONCRETE A	0	0	36	3	108.00	SF	6.50	6.50	100	1994	1994	3	66	463	
4	0825	BRICK	0	0	9	6	54.00	SF	8.75	8.75	100	2004	2004	3	95	449	

LAND DESCRIPTION										TOTAL OB/XF										6,314	
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	LA VAL				
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	3				
REVIEW DATE		01/31/2024		BY KBA		Total Acres: 0.00			Total Land Value: 350,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				273,138	
TOTAL MARKET OB/XF VALUE				6,314	
TOTAL LAND VALUE - MARKET				350,000	
TOTAL MARKET VALUE				629,452	
SOH/AGL Deduction				178,526	
ASSESSED VALUE				450,926	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				450,926	
TOTAL JUST VALUE				629,452	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				622,744	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401158	NEW CONSTR	101,700	06/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2319/0071	11/14/2019	WD	U	I	11	100
GRANTOR: BAGLEY CLAIRE B NKA C						
GRANTEE: LONDO CLAIRE B & MA						
1679/0280	5/26/2010	WD	Q	I	02	322,500
GRANTOR: STRICKLAND RICHARD L						
GRANTEE: BAGLEY RENEE A & CL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W18 FSP=[YR=2008] W20 S10 R2 D2 E11 N5 R3 U3 E4 N4 \$ S4 W4 D3 L3 S5 W11 U2 L2 N10 W11 S45E10 FOP=[YR=1994] S2 E8 N5 W6 S3W2\$E2 N3 E16 FGR=[YR=1994] S23 E21 N20 W15N3 W6 \$ E6 S3 E15 N45 \$.									