LOT 14
IN OR 643/217
FLORENCE POINT PB 4/109 & 110

ZEEPVAT ROBBY & CORNELIA
5401 FLORENCE POINT DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0250-0014-0000

BUILDING CHARACTERISTICS

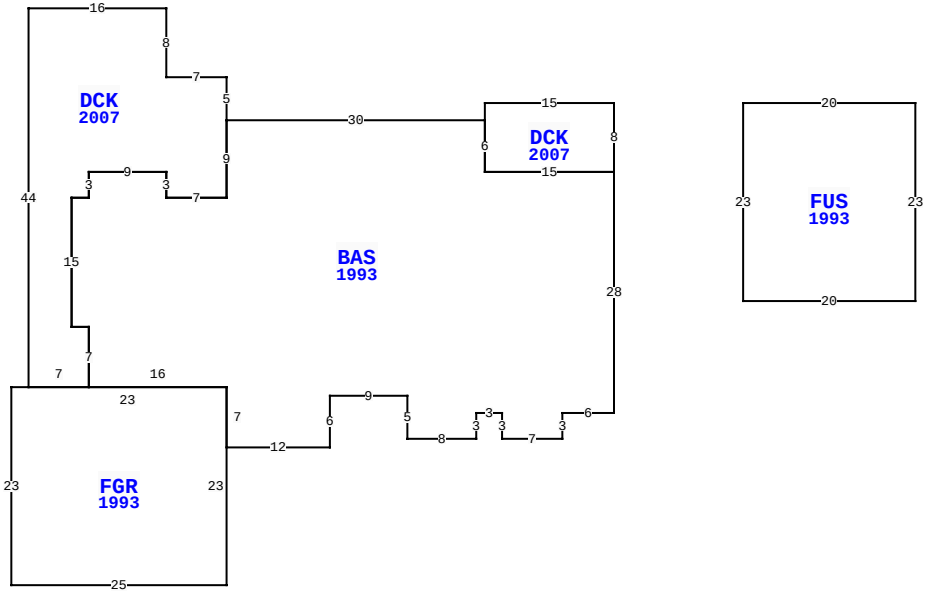
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,924	100	1993	1,924	224,889
DCK	120	10	2007	12	1,402
DCK	547	10	2007	55	6,429
FGR	575	55	1993	316	36,936
FUS	460	100	1993	460	53,768
TOTALS	3,626			2,767	323,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,767	110.0000	145.20	401,768	1985	1985	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 1992 Heated Area: 2384 HX Base Yr 1992



5401 FLORENCE POINT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		323,423
TOTAL MARKET OB/XF VALUE		7,097
TOTAL LAND VALUE - MARKET		549,000
TOTAL MARKET VALUE		879,520
SOH/AGL Deduction		556,859
ASSESSED VALUE		322,661
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		271,939
TOTAL JUST VALUE		879,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		864,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0643/0217	12/03/1991	WD	Q	I		180,000
GRANTOR: BARNETT BANK OF NAS						
GRANTEE: ZEEPVAT ROBBY & C A						
0621/1271	3/19/1991	CT	U	I	14	500
GRANTOR: WOOD JAMES & LYNDA						
GRANTEE: BARNETT BANK NASSAU						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W15 S2 BAS=[YR=1993] W30 DCK=[YR=2007] N5 W7 N8 W16 S44 FGR=[YR=1993] W2 S23 E25 N23 W23$ E7 N7 W2 N15 E2 N3 E9 S3 E7 N9$ S9 W7 N3 W9 S3 W2 S15 E2 S7 E16 S7 E12 N6 E9 S5 E8 N3 E3 S3 E7 N3 E6 N28 W15 N6$ S6 E15 N8$ PTR= E15 FUS=[YR=1993] E20 S23 W20 N23$ W15$.

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	1985	1985	3	56	1,960	
2	0812	CONCRETE C	0	100	0	0	1,802.00	SF	4.00	4.00	100	1985	1985	3	44	3,172	
3	0820	WOOD WALK	0	100	0	0	418.00	SF	11.75	11.75	100	1997	1997	3	40	1,965	

LAND DESCRIPTION

TOTAL OB/XF 7,097

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	000116	C	RES MARSH	100		RSF-	1122.00	138.00	122.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	549,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 549,000 Market: 0 Agricultural: 0 Common: 549,000 PRINTED 07/30/2025 BY SYS