

LOT 15
IN OR 2483/313
FLORENCE POINT PB 4/109 & 110

ARNOLD TRUST/ARNOLD SARAH F TRUSTEE
5409 FLORENCE POINT DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0250-0015-0000



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	05	AVERAGE 100	0900	01	4,295	91.6960	121.04	519,867	1986	1986	0	0	0	16.75	83.25	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 1987													Heated Area: 3376													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1987													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	06	VINYL ASB 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		3.5 100																											
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,636	100	1993	1,636	164,852																								
DCK	217	10	1993	22	2,217																								
FDG	560	60	1993	336	33,857																								
FEP	336	80	2008	269	27,106																								
FOP	48	30	1993	14	1,411																								
FOP	464	30	1993	139	14,007																								
FOP	464	30	1993	139	14,007																								
FUS	1,740	100	1993	1,740	175,333																								
TOTALS	5,465			4,295	432,789																								
EXTRA FEATURES															5409 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	100	0	0	1,942.00	SF	4.00	4.00	100	1986	1986	3	47	3,651													
2	0812	CONCRETE C	0	100	28	4	112.00	SF	4.00	4.00	100	1986	1986	3	47	211													
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1100.00	123.00	100.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	450,000												
REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS																													