

LOT 16
FLORENCE POINT PB 4/109 &
PT GOVT LOT 2 SEC 17-2N-28E

HEISLER BRANDY M
5417 FLORENCE POINT DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0250-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

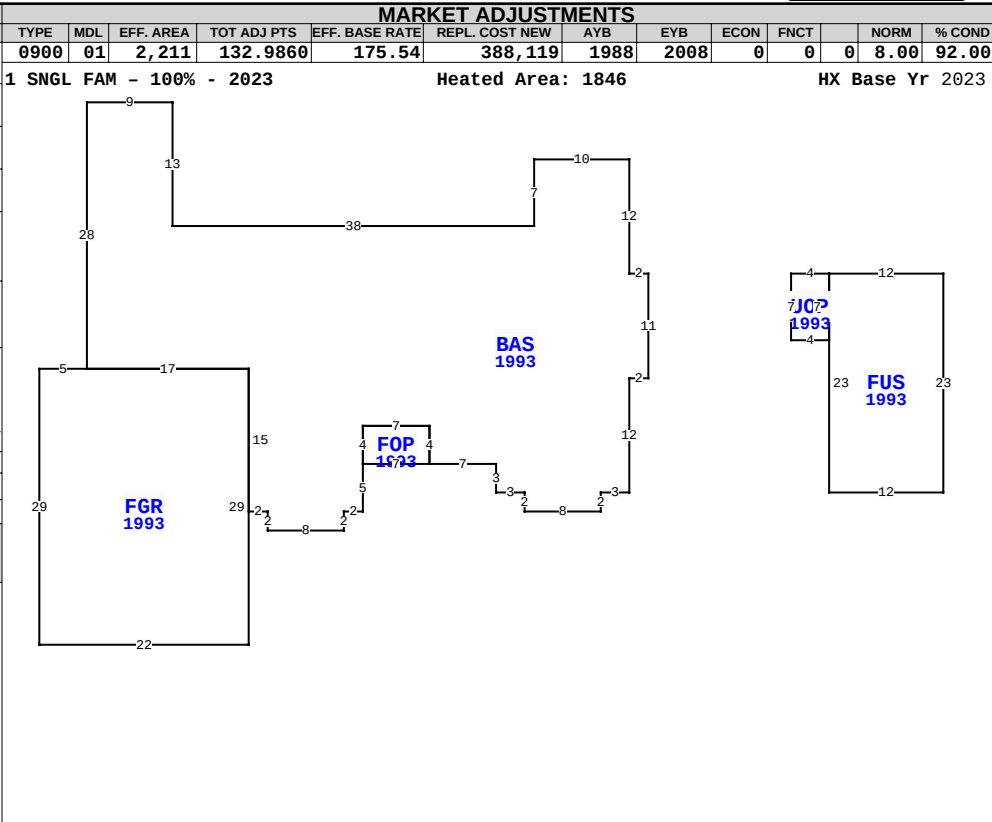
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3035.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,570	100	1993	1,570	253,550
FGR	638	55	1993	351	56,686
FOP	28	30	1993	8	1,292
FUS	276	100	1993	276	44,573
UOP	28	20	1993	6	969

TOTALS	2,540			2,211	357,069
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0	100	0	0	370.00	SF	10.00	10.00
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00
3	0812	CONCRETE C	0	100	0	0	2,103.00	SF	4.00	4.00
4	0861	POOL GUNIT	0	100	34	15	510.00	SF	85.00	85.00
5	0845	KOOL DECK	0	100	0	0	693.00	SF	7.25	7.25
6	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00
8	0858	SCULP CONC	0	100	0	0	610.00	SF	13.00	13.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000116	C	RES MARSH	100		RSF	1100.00	118.00	100.00	FF



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5417 FLORENCE POINT DR, FERNANDINA BEACH				BLD DATE						LGL DATE	
				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
370.00	SF	10.00	10.00	100	1988	1988	3	20	740		
1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240		
2,103.00	SF	4.00	4.00	100	1988	1988	3	52	4,374		
510.00	SF	85.00	85.00	100	1988	1988	3	20	8,670		
693.00	SF	7.25	7.25	100	1988	1988	3	52	2,613		
1.00	UT	5,000.00	5,000.00	100	1988	1988	3	20	1,000		
1.00	UT	1,000.00	1,000.00	100	1988	1988	3	20	200		
610.00	SF	13.00	13.00	100	1988	1988	3	83	6,582		