

LEEPER DANIEL B/MULLIN KELLY W
5451 FLORENCE POINT DR
FERNANDINA BEACH, FL 32034

00-00-30-0250-0019-0000

BUILDING CONSTRUCTION										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		12	CEDAR 100		0900	01	4,806	93.7400	123.74	594,694	1987	1987		0	0	18.50	81.50	VALUATION BY					STANDARD											
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2018										Heated Area: 4378										HX Base Yr 2018									
Roof Cover		03	COMP SHNGL 100												Tax Group: 8										Tax Dist:									
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										484,676									
Interior Floor		14	CARPET 60												TOTAL MARKET OB/XF VALUE										125,838									
Interior Floor		09	PINE WOOD 40												TOTAL LAND VALUE - MARKET										450,000									
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										1,060,514									
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										400,275									
Bedrooms			7 100												ASSESSED VALUE										660,239									
Bathrooms			4.5 100												TOTAL EXEMPTION VALUE										50,722									
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										609,517									
Stories		2.	2. 100												TOTAL JUST VALUE										1,060,514									
Units			0 100		NCON VALUE										0																			
BUD8 Adjustme		05	DIST 1A 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										936,085																			
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	1,666	100	1993	1,666	168,013																													
BAS	160	100	2004	160	16,135																													
BAS	692	100	2004	692	69,787																													
FGR	713	55	1993	392	39,532																													
FOP	98	30	1993	29	2,924																													
FOP	24	30	2004	7	706																													
FUS	1,188	100	1993	1,188	119,807																													
FUS	672	100	2004	672	67,770																													
TOTALS		5,213			4,806	484,676																												
EXTRA FEATURES					5451 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200																			
2	0811	CONCRETE B	0 100	0	0	980.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,523																			
3	0855	CONC PAVER	0 100	0	0	1,111.00	SF	10.00	10.00	100	2004	2004	3	83	9,221																			
4	1242	WD DECK A	0 100	0	0	572.00	SF	10.00	10.00	100	1990	1990	3	20	1,144																			
5	0855	CONC PAVER	0 100	0	0	675.00	SF	10.00	10.00	100	2006	2006	3	86	5,805																			
6	1242	WD DECK A	0 100	0	0	1,404.00	SF	10.00	10.00	100	2006	2006	3	24	3,370																			
7	0820	WOOD WALK	0 100	0	0	138.00	SF	11.75	11.75	100	2006	2006	3	40	649																			
8	0300	BOAT DCK W	0 100	0	0	6,062.00	SF	40.00	40.00	100	2006	2006	3	40	96,992																			
9	0350	CARPOT WD	0 100	20	10	200.00	SF	13.00	13.00	100	2006	2006	3	24	624																			
10	0350	CARPOT WD	0 100	30	14	420.00	SF	13.00	13.00	100	2006	2006	3	24	1,310																			
LAND DESCRIPTION					TOTAL OB/XF 122,838																													
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000116	C	RES MARSH	100		RSF	1100.00	108.00	100.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	450,000																	

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