LOT 20
IN OR 2217/482
FLORENCE POINT PB 4/109 & 110

MCCUTCHEON JAMES & SUSAN L/E/
5459 FLORENCE POINT DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0250-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	16	EPOXY STRP 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

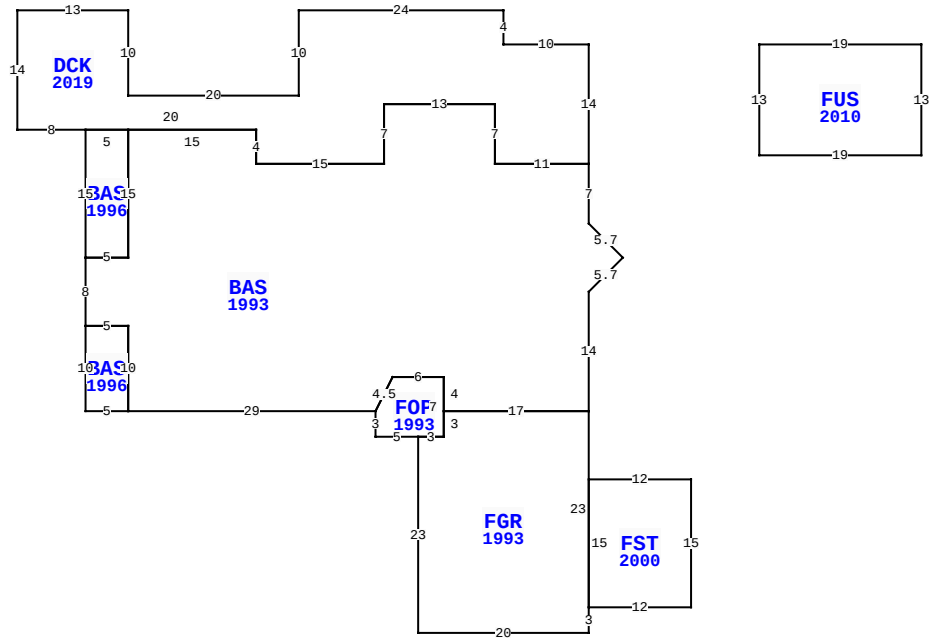
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3035.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,745	100	1993	1,745	217,594
BAS	50	100	1996	50	6,235
BAS	75	100	1996	75	9,352
DCK	763	10	2019	76	9,477
FGR	511	55	1993	281	35,039
FOP	52	30	1993	16	1,995
FST	180	55	2000	99	12,345
FUS	247	100	2010	247	30,800
TOTALS	3,623			2,589	322,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,589	118.0800	155.87	403,547	1984	1984	0	0	0	20.00	80.00

1 SNGL FAM – 100% - 2019 Heated Area: 2117 HX Base Yr 2019



5459 FLORENCE POINT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		322,838
TOTAL MARKET OB/XF VALUE		18,306
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		791,144
SOH/AGL Deduction		289,526
ASSESSED VALUE		501,618
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		450,896
TOTAL JUST VALUE		791,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		776,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1902005	SWIM POOL	40,000	02/28/2019
B1900666	REPAIR/RRF	48,000	01/22/2019
B9906681	XFOB	5,000	12/01/1999
B9603247	REMODEL	5,000	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2217/0482	8/08/2018	LE	U	I	11	100
GRANTOR: MCCUTCHEON JAMES & SU						
GRANTEE: MCCUTCHEON GAVIN &						
2179/0267	2/17/2018	WD	Q	I	01	460,000
GRANTOR: WILSON RICHARD A JR &						
GRANTEE: MCCUTCHEON JAMES &						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2019] W10 N4 W24 S10 W20 N10 W13 S14 E8 BAS=[YR=1996] S15 BAS=[YR=1993] S8 BAS=[YR=1996] S10 E5 N10 W5$ E5 S10 E29 FOP=[YR=1993] S3 E5 FGR=[YR=1993] S23 E20 N3 FST=[YR=2000] E12 N15 W12 S15$ N23 W17 S3 W3$ E3 N7 W6 D4 L2 $ U4 R2 E6 S4 E17N14 R4 U4 L4 U4 N7 W11 N7 W13 S7 W15 N4 W15S15 W5$ E5 N15W5$ E20S4 E15 N7 E13 S7 E11 N14$ PTR=E20FUS=[YR=2010] E19 S13 W19 N13$ W20$.

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	0811	CONCRETE B	0	100	30	3	90.00	SF	5.20	5.20	100	1984	1984	3	41	192	
2	0811	CONCRETE B	0	100	40	16	640.00	SF	5.20	5.20	100	1984	1984	3	41	1,364	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	98	1,960	
4	0861	POOL GUNIT	0	100	0	0	200.00	SF	85.00	85.00	100	2019	2019	3	87	14,790	

LAND DESCRIPTION

TOTAL OB/XF 18,306

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	0003	RSF-	1100.00	106.00	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