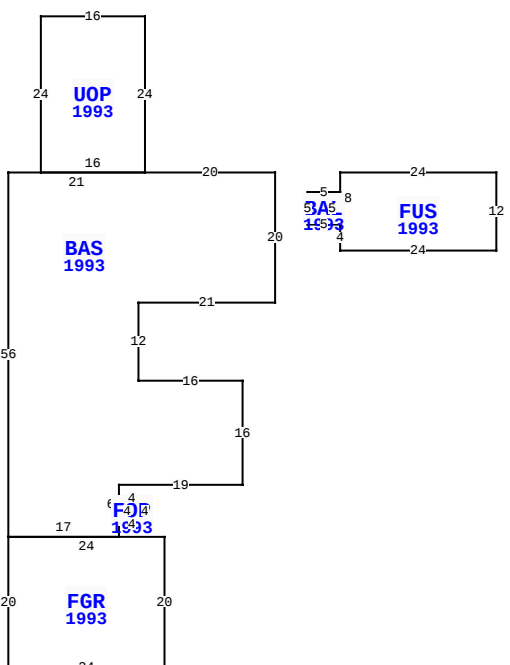


BROWN NATHANIEL WILLIAM & SAMANTHA ROSE
5408 FLORENCE POINT DR
FERNANDINA BEACH, FL 32034

2025



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	VALUATION SUMMARY																				
Exterior Wall		10	ABOVE AVG 100		0900	01	2,410	113.1900		149.41	360,078	1982	1982		0		0	17.50	82.50	VALUATION BY					STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2025															Heated Area: 2060										HX Base Yr 2025									
Roof Cover		03	COMP SHNGL 100																	Tax Group: 8										Tax Dist:									
Interior Wall		05	DRYWALL 100																	BUILDING MARKET VALUE										297,064									
Interior Floo		11	CLAY TILE 50																	TOTAL MARKET OB/XF VALUE										15,437									
Interior Floo		14	CARPET 50																	TOTAL LAND VALUE - MARKET										350,000									
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE										662,501									
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction										0									
Bedrooms			3 100																	ASSESSED VALUE										662,501									
Bathrooms			2.5 100																	TOTAL EXEMPTION VALUE										HX HB 50,722									
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE										611,779									
Stories		2.	2. 100																	TOTAL JUST VALUE										662,501									
Units			0 100		NCON VALUE										0																								
BUD8 Adjustme		05	DIST 1A 100		INCOME VALUE																																		
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										652,254																								
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																																		
BAL	25	15	1993	4	493																																		
BAS	1,772	100	1993	1,772	218,423																																		
FGR	480	55	1993	264	32,541																																		
FOP	16	30	1993	5	616																																		
FUS	288	100	1993	288	35,500																																		
UOP	384	20	1993	77	9,492																																		
TOTALS		2,965			2,410	297,064																																	
EXTRA FEATURES						5408 FLORENCE POINT DR, FERNANDINA BEACH														BLD DATE					LGL DATE					06/18/2024					MLU				
																				XE DATE																			
																				INC DATE																			
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715																								
2	0811	CONCRETE B	0 100	46	17	782.00	SF	5.20	5.20	100	1982	1982	3	35	1,423																								
3	0861	POOL GUNIT	0 100	36	15	540.00	SF	85.00	85.00	100	1983	1983	3	20	9,180																								
4	0811	CONCRETE B	0 100	16	10	160.00	SF	5.20	5.20	100	1983	1983	3	38	316																								
5	0845	KOOL DECK	0 100	0	0	688.00	SF	7.25	7.25	100	1983	1983	3	38	1,895																								
6	1242	WD DECK A	0 100	0	0	454.00	SF	10.00	10.00	100	1990	1990	3	20	908																								