



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																			
ELEMENT	CD											TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																															
Exterior Wall	10	ABOVE AVG 100										0900	01	2,204	105.8400	139.71	307,921	1983	1983	0	0	0	17.25	82.75	VALUATION BY																																														
Roof Structur	03	GABLE/HIP 100										1 SNGL FAM - 100% - 2024										Heated Area: 1838										HX Base Yr 2024										Tax Group: 8										Tax Dist:										STANDARD									
Roof Cover	03	COMP SHNGL 100																				BUILDING MARKET VALUE										254,805																																							
Interior Wall	05	DRYWALL 100																				TOTAL MARKET OB/XF VALUE										3,350																																							
Interior Floo	14	CARPET 70																				TOTAL LAND VALUE - MARKET										350,000																																							
Interior Floo	08	SHT VINYL 30																				TOTAL MARKET VALUE										608,155																																							
Air Condition	03	CENTRAL 100																				SOH/AGL Deduction										0																																							
Heating Type	04	AIR DUCTED 100																				ASSESSED VALUE										608,155																																							
Bedrooms		3 100																				TOTAL EXEMPTION VALUE										HX HB										50,722																													
Bathrooms		2 100																				BASE TAXABLE VALUE										557,433																																							
Bathrooms																						TOTAL JUST VALUE										608,155																																							
Frame	02	WOOD FRAME 100																				NCON VALUE										0																																							
Stories	1.	1. 100																				INCOME VALUE																																																	
Units		0 100																				PREVIOUS YEAR MKT VALUE										595,578																																							
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	1,838	100	1993	1,838	212,491																																																																		
FGR	506	55	1993	278	32,139																																																																		
PTO	288	5	2010	14	1,619																																																																		
UOP	370	20	1993	74	8,556																																																																		
TOTALS		3,002			2,204	254,805																																																																	
EXTRA FEATURES										5378 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803																																																							
2	0811	CONCRETE B	0	100	45	16	720.00	SF	5.20	5.20	100	1983	1983	3	38	1,423																																																							
3	0811	CONCRETE B	0	100	21	3	63.00	SF	5.20	5.20	100	1983	1983	3	38	124																																																							
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