

LOT 3
IN OR 2205/1456
FLORENCE POINT PB 4/109 & 110

HENDRIX MICHAEL B & CHRISTINE B L/E/
5337 FLORENCE POINT DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0250-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 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	2.	2. 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
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NEIGHBORHOOD/LOC	3035.00
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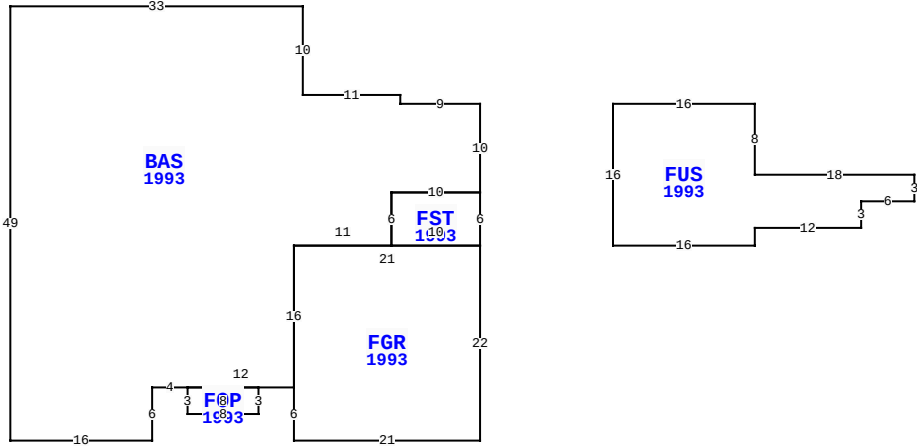
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	1,770	209,473
FGR	462	55	254	30,060
FOP	24	30	7	828
FST	60	55	33	3,906
FUS	346	100	346	40,948

TOTALS	2,662		2,410	285,214
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,072.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	14	12	168.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,410	114.7580	143.45	345,714	1984	1988	0	0	17.50	82.50
1 SNGL FAM - 100% - 1990						Heated Area: 2116			HX Base Yr 1990		



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		285,214	
TOTAL MARKET OB/XF VALUE		4,464	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		639,678	
SOH/AGL Deduction		472,880	
ASSESSED VALUE		166,798	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		116,798	
TOTAL JUST VALUE		639,678	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		577,306	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R981101	REPAIR/RRF	0	06/01/1998
B9804906	REMODEL	18,500	04/01/1998
R980947	REPAIR/RRF	0	04/01/1998
P972324	REPAIR/RRF	2,650	09/01/1997
6995	REMODEL	18,921	02/08/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2205/1456	6/22/2018	LE	U	I	11	100
GRANTOR: HENDRIX MICHAEL B & C						
GRANTEE: HENDRIX JOHN MICHAEL						
0581/0067	10/05/1989	WD	Q	I		75,000
GRANTOR: MCCARTHY KEVIN & C						
GRANTEE: HENDRIX MICHAEL & C						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W9 N1 W11 N10 W33 S49 E16 N6 E4 FOP=[YR=1993] S3 E8 N3 W8 \$ E12 FGR=[YR=1993] S6 E21 N22 FST=[YR=1993] N6 W10 S6 E10 \$ W21 S16 \$ N16 E11 N6 E10 N10\$ PTR= E15 FUS=[YR=1993] E16 S8 E18 S3 W6 S3 W12 S2 W16 N16 \$ W15 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	