

LOT 7
IN OR 2187/1153
FLORENCE POINT PB 4/109 & 110

GERO MICHAEL D & BONNIE J
5351 FLORENCE POINT DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0250-0007-0000



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	PAGE 1 of 1														
Exterior Wall	12	CEDAR 90	0900	01	2,504	110.1120	137.64	344,651	1984	1984	0	0	0	19.50	80.50	VALUATION BY STANDARD													
Exterior Wall	16	WD FR STUC 10	1 SNGL FAM - 100% - 2019													Heated Area: 2180													
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2019													
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 60																											
Interior Floo	12	HARDWOOD 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2.5 100																											
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																											
NEIGHBORHOOD/LOC	3035.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,180	100	2,180	241,544																									
FGR	484	55	266	29,473																									
FOP	80	30	24	2,659																									
UOP	168	20	34	3,767																									
TOTALS	2,912		2,504	277,444																									
EXTRA FEATURES															5351 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	1984	1984	3	56	1,960													
2	0845	KOOL DECK	0	100	0	0	631.00	SF	7.25	7.25	100	1993	1993	3	66	3,019													
3	0861	POOL GUNIT	0	100	0	0	362.00	SF	85.00	85.00	100	1993	1993	3	20	6,154													
4	0910	SCRN RM L	0	100	32	35	1,120.00	SF	15.00	15.00	100	1993	1993	3	20	3,360													
5	0858	SCULP CONC	0	100	0	0	125.00	SF	13.00	13.00	100	1993	1993	3	89	1,446													
6	0810	CONCRETE A	0	100	0	0	98.00	SF	6.50	6.50	100	1989	1989	3	57	363													
7	0858	SCULP CONC	0	100	0	0	616.00	SF	13.00	13.00	100	1995	1995	3	91	7,287													
8	0858	SCULP CONC	0	100	0	0	196.00	SF	13.00	13.00	100	1995	1995	3	91	2,319													
TOTAL OB/XF 25,908																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000116	C	SFR MARSH	100		RSF	1100.00	153.00	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 08/06/2024 BY SYS																													