LOT 8
FLORENCE POINT PB 4/109 & 110

BERRY MICHAEL C & JENNIFER L
5359 FLORENCE POINT DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0250-0008-0000

BUILDING CHARACTERISTICS

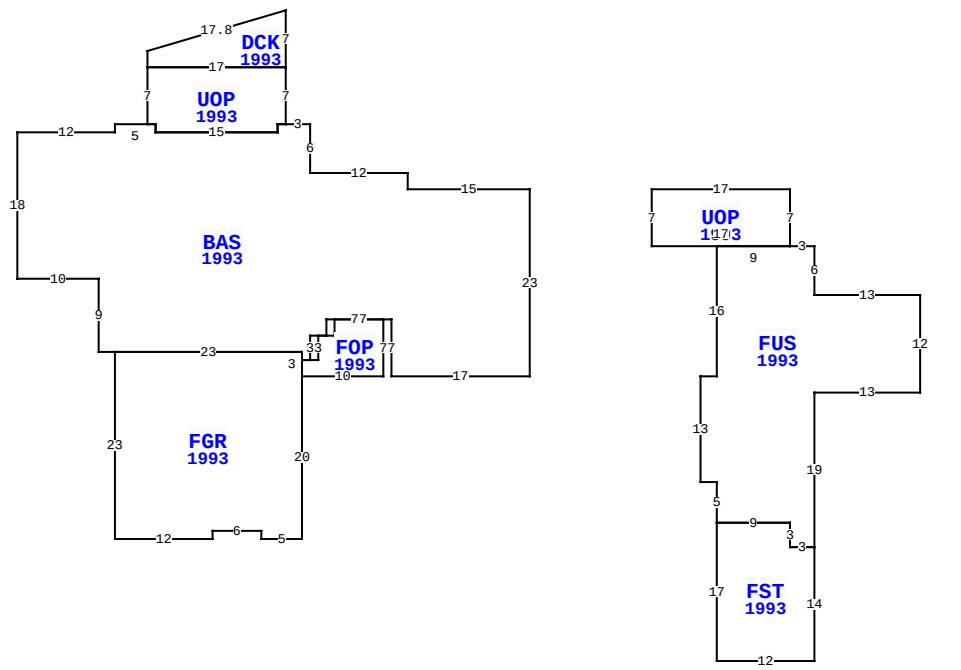
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100	1,476	166,234
DCK	77	10	8	901
FGR	523	55	288	32,436
FOP	61	30	18	2,027
FST	195	55	107	12,051
FUS	599	100	599	67,462
UOP	119	20	24	2,703
UOP	134	20	27	3,041
TOTALS	3,184		2,547	286,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,547	107.9040	134.88	343,539	1990	1990	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2023 Heated Area: 2075 HX Base Yr 2023



5359 FLORENCE POINT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		286,855
TOTAL MARKET OB/XF VALUE		4,285
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		741,140
SOH/AGL Deduction		360,683
ASSESSED VALUE		380,457
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		330,457
TOTAL JUST VALUE		741,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		728,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5661	NEW CONSTR	78,700	04/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/1939	7/29/2022	WD	Q	I	01	847,000
GRANTOR: FOSTER PATRICK & JENN						
GRANTEE: BERRY MICHAEL C & J						
2557/0802	4/20/2022	LE	U	I	11	100
GRANTOR: FOSTER WILLIAM A						
GRANTEE: FOSTER JENNIFER L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N2 W12 N6 W3 UOP=[YR=1993] N7 DCK=[YR=1993] N7 L17 D5 S2 E17$ W17 S7 E1 S1 E15 N1 E1 $ W1 S1 W15 N1 W5 S1 W12 S18 E10 S9 E2 FGR=[YR=1993] S23 E12 N1 E6 S1 E5 N20 FOP=[YR=1993] E10 N7W7 S2 W2 S3 W1 S2 $ N3 W23 $ E23 S1 E2 N3 E2 N2 E7 S7 E17 N23 $ PTR= E15 UOP=[YR=1993] E17 S7 FUS=[YR=1993] E3 S6 E13 S12 W13 S19 FST=[YR=1993] S14 W12 N17 E9 S3 E3 $ W3 N3 W9 N5 W2 N13 E2 N16 E9 $ W17 N7 $ W15 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	68	1,360	
2	0812	CONCRETE C	0	100	0	0	1,229.00	SF	4.00	4.00	100	1990	1990	3	59.5	2,925	

LAND DESCRIPTION

TOTAL OB/XF 4,285

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	SFR MARSH	100		RSF-	1100.00	115.00	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