LOT 12
FLORENCE POINT PB 4/109 & 110

HIERLING EDWARD J III & VIRGINIA A JOINT LIVING TR
5389 FLORENCE POINT DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-0250-0012-0000

BUILDING CHARACTERISTICS

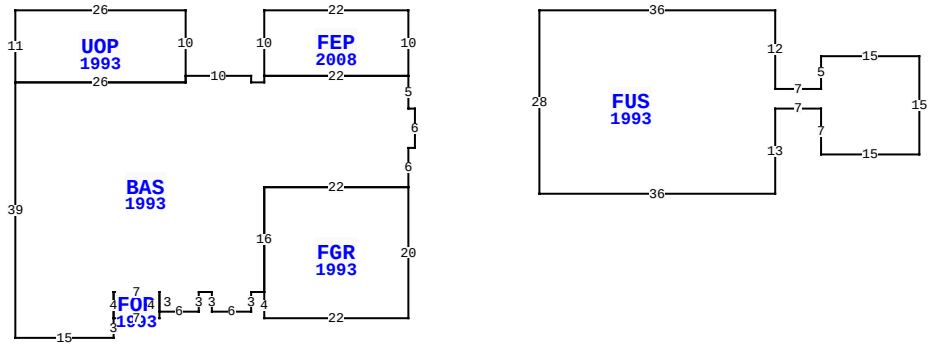
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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
NEIGHBORHOOD/LOC	3035.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,747	100	1,747	194,765
FEP	220	80	176	19,621
FGR	440	55	242	26,979
FOP	28	30	8	892
FUS	1,254	100	1,254	139,803
UOP	286	20	57	6,354
TOTALS	3,975		3,484	388,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,484	107.4560	134.32	467,971	1987	1989	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 2019 Heated Area: 3001 HX Base Yr 2019



5389 FLORENCE POINT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		388,416
TOTAL MARKET OB/XF VALUE		5,716
TOTAL LAND VALUE - MARKET		477,000
TOTAL MARKET VALUE		871,132
SOH/AGL Deduction		260,055
ASSESSED VALUE		611,077
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		561,077
TOTAL JUST VALUE		871,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		854,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018267	REMODEL	0	05/02/2001
R002341	REPAIR/RRF	3,308	03/01/2000
BP 3481	N/A	120,000	01/16/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/930	8/03/2023	WD	U	I	11	100
GRANTOR: HIERLING EDWARD J & V						
GRANTEE: HIERLING EDWARD J I						
2208/1949	7/03/2018	WD	Q	I	02	647,500
GRANTOR: MORRIS AMY F & CLYDE						
GRANTEE: HIERLING EDWARD J &						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2008] W22 S10 BAS=[YR=1993] S1 W2 N1 W10
UOP=[YR=1993] N10 W26 S11 E26 N1$ S1 W26S39 E15 N3
FOP=[YR=1993] E7 N4 W7 S4$ N4E7 S3 E6 N3 E2 S3 E6 N3 E2
FGR=[YR=1993] S4 E22 N20 W22 S16$ N16 E22 N6 E1 N6 W1 N5 W22$
E22 N10$ PTR=E20 FUS=[YR=1993] E36 S12 E7 N5 E15 S15 W15 N7
W7 S13 W36 N28$ W20$.

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	0812	CONCRETE C	0	100	0	0	2,152.00	SF	4.00	4.00	100	1987	1987	3	52	4,476	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	

LAND DESCRIPTION

TOTAL OB/XF 5,716

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-	1106.00	131.00	106.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	477,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 477,000 Market: 0 Agricultural: 0 Common: 477,000 PRINTED 08/06/2024 BY SYS