

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

2025

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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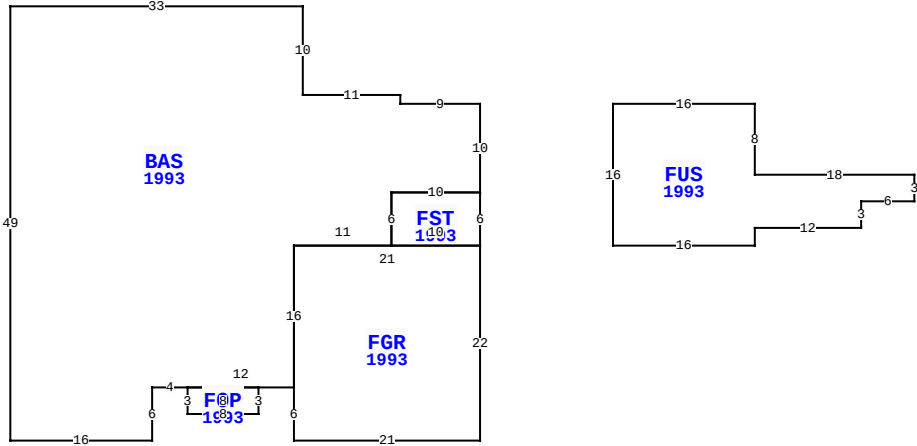
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100	1993	1,770	214,496
FGR	462	55	1993	254	30,781
FOP	24	30	1993	7	848
FST	60	55	1993	33	3,999
FUS	346	100	1993	346	41,930

TOTALS	2,662			2,410	292,054
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,072.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50
4	0810	CONCRETE A	0	100	14	12	168.00	SF	6.50

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

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	151.48	365,067	1984	1984	0	0	0	20.00	80.00
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		292,054	
TOTAL MARKET OB/XF VALUE		4,224	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		646,278	
SOH/AGL Deduction		474,643	
ASSESSED VALUE		171,635	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		120,913	
TOTAL JUST VALUE		646,278	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		639,678	

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
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00