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

2025

00-00-30-0250-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
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

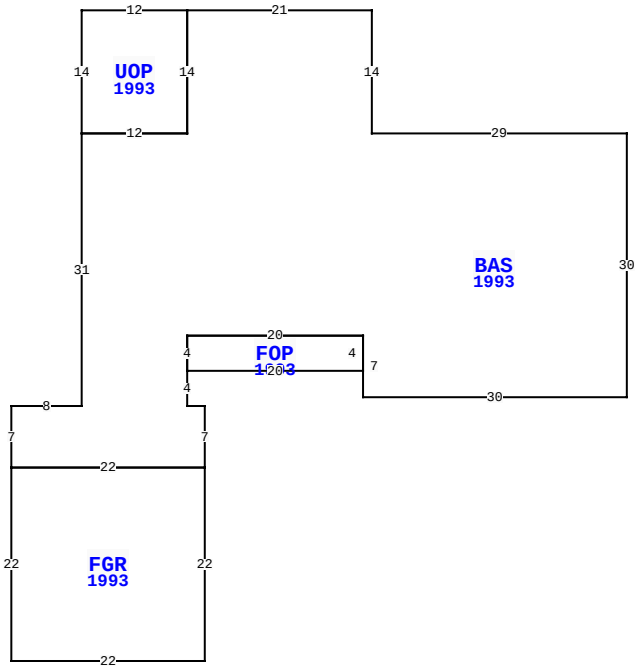
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3035.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	1993	2,180	253,490
FGR	484	55	1993	266	30,930
FOP	80	30	1993	24	2,790
UOP	168	20	1993	34	3,954
TOTALS	2,912			2,504	291,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,504	110.1120	145.35	363,956	1984	1984	0	0	0	20.00	80.00

1 SNGL FAM – 100% - 2019 Heated Area: 2180 HX Base Yr 2019



5351 FLORENCE POINT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		291,165
TOTAL MARKET OB/XF VALUE		25,609
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		766,774
SOH/AGL Deduction		305,932
ASSESSED VALUE		460,842
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		405,120
TOTAL JUST VALUE		766,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		753,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0432	XFOB	5,000	08/01/1993
0323	SWIM POOL	13,500	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2187/1153	3/29/2018	WD	Q	I	01	459,000
GRANTOR: LEROY DAVID J						
GRANTEE: GERO MICHAEL D & BO						
0771/0505	9/18/1996	WD	Q	I		255,000
GRANTOR: WATTERS WILLIAM J						
GRANTEE: LEROY DAVID J & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 N14 W21 UOP=[YR=1993] W12 S14 E12 N14$ S14 W12 S31 W8 S7 FGR=[YR=1993] S22 E22 N22 W22$ E22 N7 W2 N4 FOP=[YR=1993] E20 N4 W20 S4$ N4 E20 S7 E30 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	0845	KOOL DECK	0	100	0	0	631.00	SF	7.25	7.25	100	1993	1993	3	64	2,928	
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	88	1,430	
6	0810	CONCRETE A	0	100	0	0	98.00	SF	6.50	6.50	100	1989	1989	3	54.5	347	
7	0858	SCULP CONC	0	100	0	0	616.00	SF	13.00	13.00	100	1995	1995	3	90	7,207	
8	0858	SCULP CONC	0	100	0	0	196.00	SF	13.00	13.00	100	1995	1995	3	90	2,293	

LAND DESCRIPTION

TOTAL OB/XF 25,609

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	RES 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 07/30/2025 BY SYS