LOT 11
IN OR 1921/1552
FLORENCE POINT PB 4/109 & 110

DUKE LISA E TRUST/DUKE LISA E TRUSTEE
5383 FLORENCE POINT DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0250-0011-0000

BUILDING CHARACTERISTICS

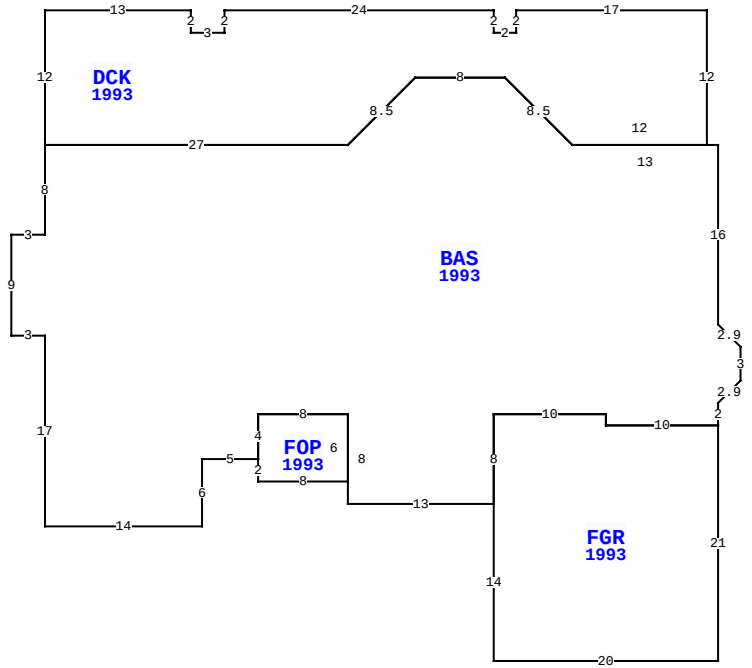
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,835	100	1993	1,835	240,008
DCK	614	10	1993	61	7,978
FGR	430	55	1993	236	30,868
FOP	48	30	1993	14	1,831
TOTALS	2,927			2,146	280,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,146	112.6020	148.63	318,960	1993	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2015 Heated Area: 1835 HX Base Yr 2015



5383 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		280,685
TOTAL MARKET OB/XF VALUE		9,306
TOTAL LAND VALUE - MARKET		472,500
TOTAL MARKET VALUE		762,491
SOH/AGL Deduction		264,114
ASSESSED VALUE		498,377
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		447,655
TOTAL JUST VALUE		762,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		749,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1225363	REMODEL	0	08/01/2012
P1216078	NEW CONSTR	0	08/01/2012
B1226212	KIT/BATH	75,000	07/01/2012
0077	NEW CONSTR	2,500	05/18/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1921/1552	5/29/2014	WD	Q	I	02	509,000
GRANTOR: MCMANES LISIANNA & WI						
GRANTEE: DUKE LISA E TRUSTEE						
1354/0053	9/29/2005	WD	Q	I	01	75,500
GRANTOR: MCMANES JANET						
GRANTEE: MCMANES JANET & LIS						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W17 S2 W2 N2 W24 S2 W3 N2 W13 S12 BAS=[YR=1993] S8 W3 S9 E3 S17 E14 N6 E5 FOP=[YR=1993] S2 E8 N6 W8 S4$ N4 E8 S8 E13 FGR=[YR=1993] S14 E20 N21 W10 N1 W10 S8$ N8 E10 S1 E10 N2 R2 U2 N3 L2 U2 N16 W13 U6 L6 W8 D6 L6 W27$ E27 U6 R6 E8 D6 R6 E12 N12$.

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	1993	1993	3	72	2,520	
2	0811	CONCRETE B	0	100	50	16	800.00	SF	5.20	5.20	100	1993	1993	3	64	2,662	
3	0855	CONC PAVER	0	100	30	3	90.00	SF	10.00	10.00	100	2012	2012	3	92	828	
4	0811	CONCRETE B	0	100	0	0	689.00	SF	5.20	5.20	100	2012	2012	3	92	3,296	

LAND DESCRIPTION

TOTAL OB/XF 9,306

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	0003	RSF-	1105.00	116.00	105.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	472,500							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 472,500 Market: 0 Agricultural: 0 Common: 472,500 PRINTED 07/30/2025 BY SYS