

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

2025

00-00-30-0250-0012-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8																
Exterior Wall	12	CEDAR 90	0900	01	3,484	107.4560	141.84	494,171	1987	1989	0	0	0	17.50	82.50	VALUATION BY STANDARD															
Exterior Wall	21	STONE 10	1 SNGL FAM - 100% - 2019													Heated Area: 3001 HX Base Yr 2019															
Roof Structure	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																													
NEIGHBORHOOD/LOC	3035.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,747	100	1993	1,747	204,430																										
FEP	220	80	2008	176	20,595																										
FGR	440	55	1993	242	28,318																										
FOP	28	30	1993	8	936																										
FUS	1,254	100	1993	1,254	146,740																										
UOP	286	20	1993	57	6,670																										
TOTALS	3,975			3,484	407,691																										
EXTRA FEATURES						5389 FLORENCE POINT DR, FERNANDINA BEACH																									
L N	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	49.5	4,261															
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE														
1	000116	C	RES 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 07/30/2025 BY SYS																															