

LOT 17
IN OR 2137/53
FLORENCE POINT PB 4/109 & 110

LUCIER A GAIL EST
5425 FLORENCE POINT DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-0250-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,245	100	1993	2,245	314,180
BAS	18	100	2018	18	2,519
BAS	117	100	2021	117	16,374
FGR	624	55	1993	343	48,002
FSP	391	40	2021	156	21,832
FUS	800	100	1993	800	111,957

TOTALS	4,195			3,679	514,863
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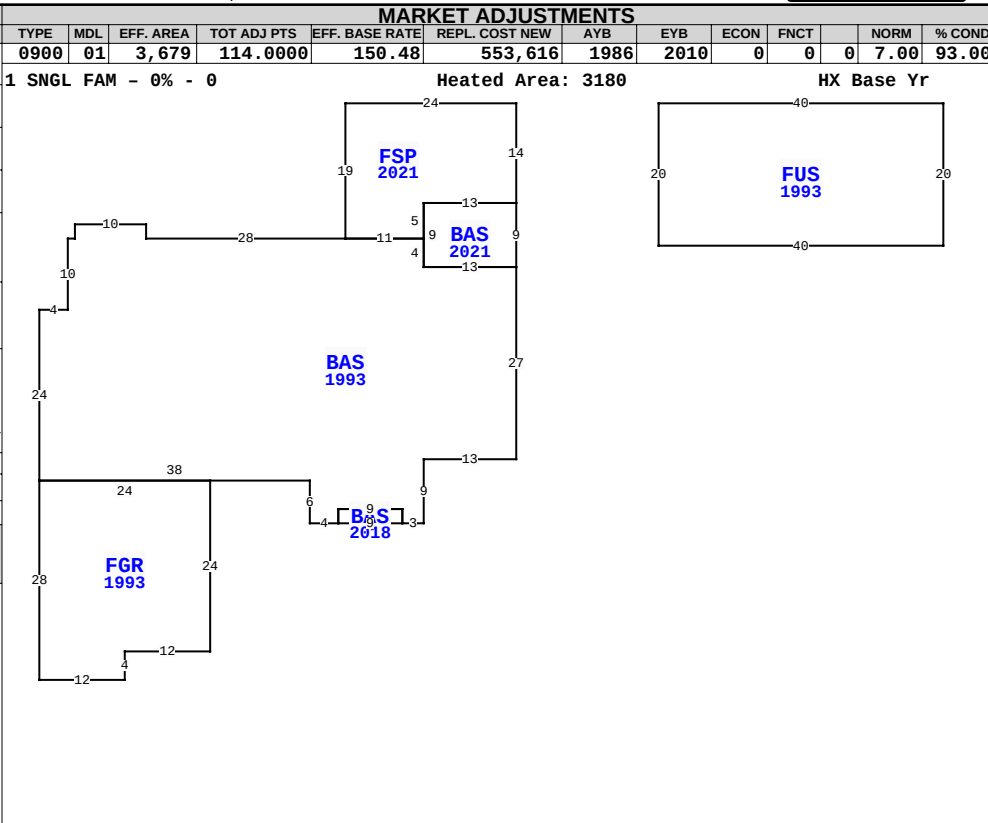
EXTRA FEATURES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0855	CONC PAVER	0	0	0	0	492.00	SF	7.00	7.00	100	2018	2018	3	97	3,341	
3	0855	CONC PAVER	0	0	0	0	2,874.00	SF	7.00	7.00	100	2018	2018	3	97	19,514	
4	0861	POOL GUNIT	0	0	28	13	364.00	SF	85.00	85.00	100	2021	2021	3	93	28,774	
5	1242	WD DECK A	0	0	0	0	824.00	SF	12.50	12.50	100	2021	2021	3	90	9,270	

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	0		RSF	1100.00	115.00	100.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	450,000							

REVIEW DATE 01/31/2024 BY KBA



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

5425 FLORENCE POINT DR, FERNANDINA BEACH																							
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TOTAL OB/XF 62,929

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	0		RSF	1100.00	115.00	100.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	450,000							

Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	8
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	514,863		
TOTAL MARKET OB/XF VALUE	62,929		
TOTAL LAND VALUE - MARKET	450,000		
TOTAL MARKET VALUE	1,027,792		
SOH/AGL Deduction	108,420		
ASSESSED VALUE	919,372		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	919,372		
TOTAL JUST VALUE	1,027,792		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,028,600		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904026	SCRNPOR	48,000	04/22/2019
B1702843	REMODEL	40,000	01/10/2018
B1705323	WINDOWS	6,235	08/24/2017
B19224	OTHER	3,000	12/01/2006
B18148	SWIM POOL	20,000	07/01/2006

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I V I RSN CD SALE PRICE
2137/0053	7/31/2017	WD Q I	01 564,000
GRANTOR: JOHNSON PETER B & ALI			
GRANTEE: LUCIER A GAIL			
1409/1749	5/04/2006	WD Q I	850,000
GRANTOR: SPENCE ELLEN			
GRANTEE: JOHNSON PETER B & A			

BUILDING NOTES			
BUILDING DIMENSIONS			
FSP=[YR=2021] W24 S19 BAS=[YR=1993] W28 N2 W10 S2 W1 S10 W4 S24 FGR=[YR=1993] S28 E12 N4 E12 N24W24\$ E38 S6 E4 BAS=[YR=2018] E9 N2 W9 S2 \$ N2 E9 S2E3 N9 E13 N27BAS=[YR=2021] N9 W13 S9 E13\$ W13 N4 W11\$ E11 N5 E13 N14\$ PTR= E20 FUS=[YR=1993] E40 S20 W40 N20 \$ W20 \$.			

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