

LOT 45 IN OR 1039/1792
& CASE NO 96-834-CA
FLORENCE POINT PB 4/109 & 110

YOUNKERS SHARON L
5388 FLORENCE POINT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0250-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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
NEIGHBORHOOD/LOC	3035.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	114,911
BAS	21	100	2010	21	2,413
FGR	550	55	1993	302	34,703
FUS	806	100	1993	806	92,618
UST	60	45	2010	27	3,102
TOTALS	2,437			2,156	247,749

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,157.00	SF	4.00	4.00	
2	1242	WD DECK A	0	100	34	12	408.00	SF	10.00	10.00	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

1 SNGL FAM - 100% - 1996

Heated Area: 1827

HX Base Yr 1996

UST 2010

BAS 1993

FGR 1993

B/S 2010

FUS 1993

5388 FLORENCE POINT DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/18/2024 MLU

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	247,749		
TOTAL MARKET OB/XF VALUE	3,876		
TOTAL LAND VALUE - MARKET	350,000		
TOTAL MARKET VALUE	601,625		
SOH/AGL Deduction	438,259		
ASSESSED VALUE	163,366		
TOTAL EXEMPTION VALUE	HX HB VX WX SX 110,722		
BASE TAXABLE VALUE	52,644		
TOTAL JUST VALUE	601,625		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	589,353		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1039/1792	2/26/2002	WD	Q	I	06	100	
GRANTOR: YOUNKERS SHARON L							
GRANTEE: ASHBY KENNETH R & S							
0770/1656	9/13/1996	QC	Q	I	06	42,500	
GRANTOR: KAMMERMANN CHARLES H							
GRANTEE: KAMMERMANN SHARON Y							

BUILDING NOTES											

BUILDING DIMENSIONS											
UST=[YR=2010] W6 S10 BAS=[YR=1993] W24 BAS=[YR=2010] N3 W7 S3 E7\$ W23 S13 FGR=[YR=1993] S22 E25 N22 W25\$ E25 S12 E27 N25 W5\$ E6 N10\$ PTR= E10 FUS=[YR=1993] E31 S26 W31 N26\$ W10\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT	

TOTAL OB/XF 3,876

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSV
350,000.00	350,000.00	350,000							