LOT 47
IN OR 1578/766
FLORENCE POINT PB 4/109 & 110

HASHER PASTORA M
5368 FLORENCE POINT DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0250-0047-0000

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	11	CLAY TILE 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

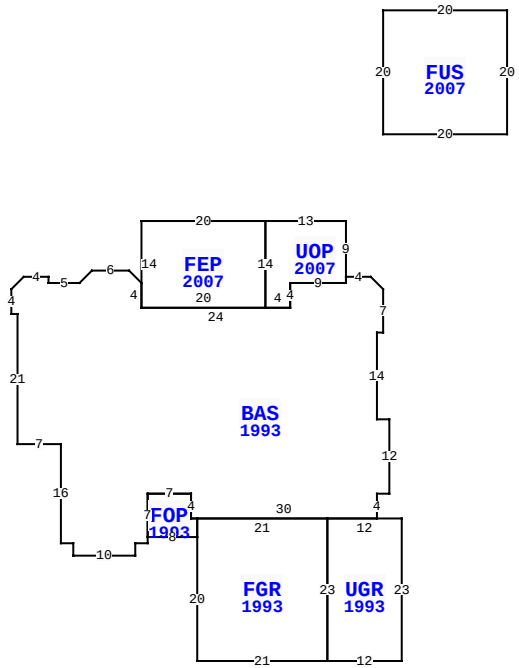
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3035.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,133	100	1993	2,133	285,709
FEP	280	80	2007	224	30,004
FGR	483	55	1993	266	35,630
FOP	52	30	1993	16	2,143
FUS	400	100	2007	400	53,579
UGR	276	45	1993	124	16,610
UOP	146	20	2007	29	3,884
TOTALS	3,770			3,192	427,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,192	123.0000	162.36	518,253	1989	1989	0	0	0	17.50	82.50

1 SNGL FAM – 100% - 1998 Heated Area: 2533 HX Base Yr 1998



5368 FLORENCE POINT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		427,559
TOTAL MARKET OB/XF VALUE		4,260
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		781,819
SOH/AGL Deduction		487,931
ASSESSED VALUE		293,888
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		243,166
TOTAL JUST VALUE		781,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		776,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13115	MECH OTHER	0	07/01/2007
B19181	ADDITION	39,875	12/01/2006
4551	NEW CONSTR	2,750	09/25/1987
4335	NEW CONSTR	72,034	09/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1578/0766	7/24/2008	QC	Q	I	01	100
GRANTOR: HOMESLEY JAMES B & PA						
GRANTEE: HOMESLEY PASTORA						
1569/0944	5/19/2008	FJ	Q	I	06	0
GRANTOR: CLERK OF COURT						
GRANTEE: HASHER PASTORA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] U2 L2 W4 UOP=[YR=2007] N9 W13 FEP=[YR=2007] W20 S14 E20 N14$ S14 E4 N4 E9 N1$ S1 W9 S4 W24 N4 L2 U2 W6 L2 D2 W5 N1 W4 L2 D2 S4 E1 S21 E7 S16 E2 S2 E10 N2 E2 N1 FOP=[YR=1993] E8 FGR=[YR=1993] S20 E21 UGR=[YR=1993] E12 N23 W12 S23$ N23 W21 S3$ N3 W1 N4 W7 S7$ N7 E7 S4 E30 N4 E2 N12 W2 N14 E1 N7$ PTR=N25 FUS=[YR=2007] N20 E20 S20 W20$ S25$.

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	0812	CONCRETE C	0	100	0	0	1,367.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,980	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280	

LAND DESCRIPTION

TOTAL OB/XF 4,260

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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS