LOT 48
IN OR 1843/1498
FLORENCE POINT PB 4/109 & 110

AMARELD DENNIS E & ALICE
5358 FLORENCE POINT DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0250-0048-0000

NASSAU COUNTY PROPERTY

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 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

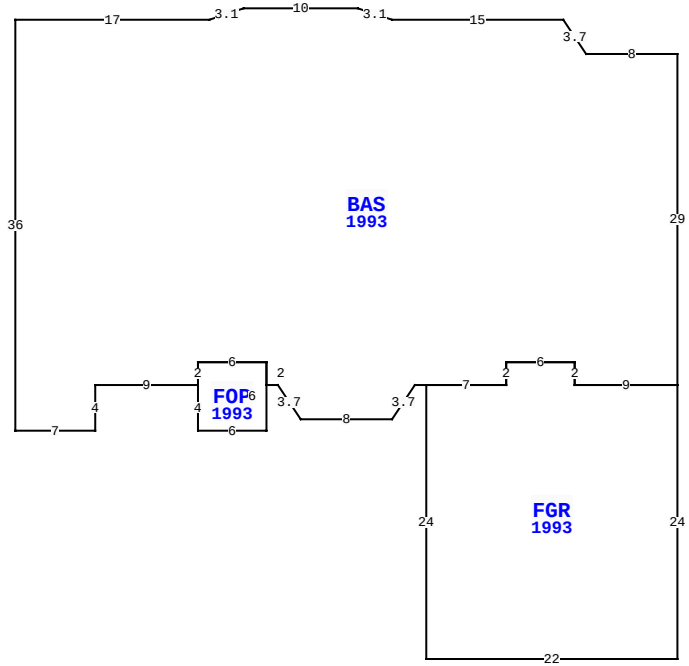
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3035.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,876	100	1993	1,876	218,403
FGR	540	55	1993	297	34,577
FOP	36	30	1993	11	1,281
TOTALS	2,452			2,184	254,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,184	110.9360	146.44	319,825	1983	1983	0	0	0	20.50	79.50

1 SNGL FAM – 100% - 2014 Heated Area: 1876 HX Base Yr 2014



5358 FLORENCE POINT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		254,261
TOTAL MARKET OB/XF VALUE		8,728
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		612,989
SOH/AGL Deduction		364,506
ASSESSED VALUE		248,483
TOTAL EXEMPTION VALUE	HX HB DD	60,722
BASE TAXABLE VALUE		187,761
TOTAL JUST VALUE		612,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		601,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0270	REMODEL	2,100	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1843/1498	2/11/2013	WD	Q	I	02	242,500
GRANTOR: MCELWAIN TIMOTHY M &						
GRANTEE: AMARELD DENNIS E &						
0686/1565	8/18/1993	WD	Q	I		125,900
GRANTOR: JONES ALLAN & NANCIE						
GRANTEE: MCELWAIN TIMOTHY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 U3 L2 W15 U1 L3 W10 D1 L3 W17 S36 E7 N4 E9 FOP=[YR=1993] S4 E6 N6 W6 S2$ N2 E6 S2 E1 R2 D3 E8 U3 R2 E1 FGR=[YR=1993] S24 E22 N24 W9 N2 W6 S2 W7$ E7N2 E6 S2 E9N29$.

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	0811	CONCRETE B	0	100	57	16	912.00	SF	5.20	5.20	100	1983	1983	3	38	1,802	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
3	0810	CONCRETE A	0	100	0	0	235.00	SF	6.50	6.50	100	1983	1983	3	38	580	
4	0858	SCULP CONC	0	100	0	0	416.00	SF	13.00	13.00	100	1989	1989	3	84	4,543	

LAND DESCRIPTION

TOTAL OB/XF 8,728

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	0003	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