LOT 55
FLORENCE POINT PB 4/109 & 110

HOLLY DUNES BEACH PROPERTIES LLC
8 MARSH POINT RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0250-0055-0000

BUILDING CHARACTERISTICS

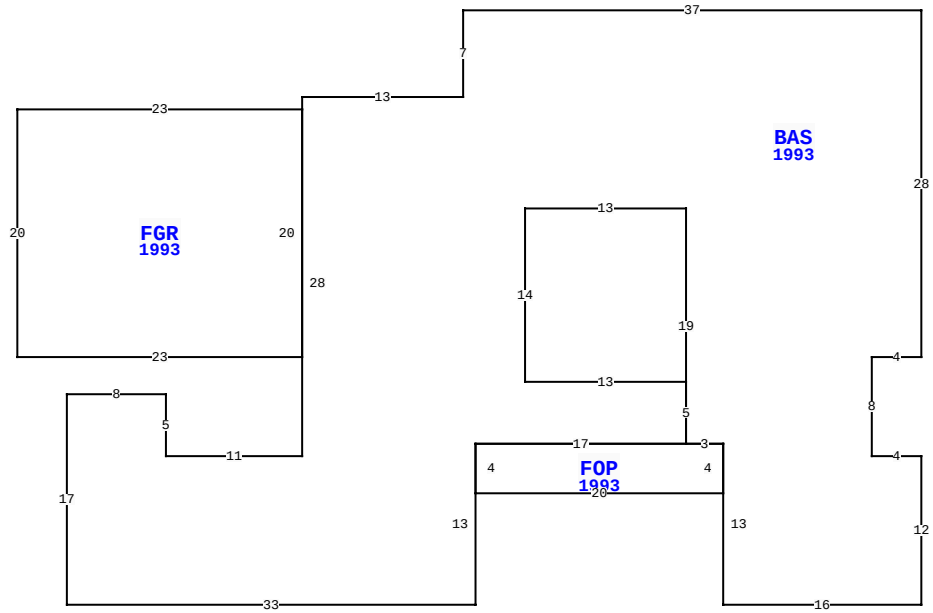
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,103	100	1993	2,103	237,257
FGR	460	55	1993	253	28,543
FOP	80	30	1993	24	2,708
TOTALS	2,643			2,380	268,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,380	107.5060	141.91	337,746	1983	1983	0	0	0	20.50	79.50

1 SNGL FAM – 0% - 2025 Heated Area: 2103 HX Base Yr



5332 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	268,508
TOTAL MARKET OB/XF VALUE	4,655
TOTAL LAND VALUE - MARKET	315,000
TOTAL MARKET VALUE	588,163
SOH/AGL Deduction	0
ASSESSED VALUE	588,163
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	588,163
TOTAL JUST VALUE	588,163
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	575,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B950368	REPAIR/RRF	3,100	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2779/387	4/03/2025	WD	Q	I	01	390,000
GRANTOR: COOPER ROBERT BRANT &						
GRANTEE: HOLLY DUNES BEACH P						
2742/943	8/28/2024	QC	U	I	11	100
GRANTOR: CHESTNUTT LYNN						
GRANTEE: COOPER ROBERT BRANT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N14 E13 S19 FOP=[YR=1993] W17 S4 E20 N4 W3 $ E3 S13 E16 N12 W4 N8 E4 N28 W37 S7 W13 S1 FGR=[YR=1993] W23 S20 E23 N20 $ S28 W11 N5 W8 S17 E33 N13 E17 N5 $.

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	0810	CONCRETE A	0	0	0	0	123.00	SF	6.50	6.50	100	1983	1983	3	38	304	
2	0812	CONCRETE C	0	0	0	0	1,414.00	SF	4.00	4.00	100	1985	1985	3	44	2,489	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
4	0810	CONCRETE A	0	0	0	0	24.00	SF	6.50	6.50	100	1983	1983	3	38	59	

LAND DESCRIPTION

TOTAL OB/XF 4,655

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	350,000.00	315,000.00	315,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 07/30/2025 BY SYS