PT OF GOVT LOT 2 &
PT OF W1/2 OF NE1/4 OF
SEC 17-2N-28E IN OR 1972/471

HOGAN ROBERT T/HOWELL WENDY M
5486 FLORENCE POINT DR
FERNANDINA BEACH, FL 32034

2025

17-2N-28-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

FLORENCE POINT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	125
TOTAL MARKET VALUE	125
SOH/AGL Deduction	0
ASSESSED VALUE	125
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125
TOTAL JUST VALUE	125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1972/0471	4/01/2015	WD	U	I	11	100
GRANTOR: HOGAN ROBERT T						
GRANTEE: HOGAN ROBERT T & WE						
1478/1934	2/15/2007	WD	Q	I		1,775,000
GRANTOR: DEEHAN GARY R & NANCY						
GRANTEE: HOGAN ROBERT T & JO						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	009615	C	SLOUGH-MAS	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	25.00	25.00	125							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 5.00 Total Land Value: 125 Market: 0 Agricultural: 0 Common: 125 PRINTED 07/30/2025 BY SYS