BLOCK 2 LOT 10
IN OR 1861/1363
AMERICAN BEACH SUB # 1

HENRY JOSEPH & NELLIE
12639 SHINNECOCK WAY
JACKSONVILLE, FL 32225

2023

00-00-30-010A-0002-0100

NASSAU COUNTY PROPERTY

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 Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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

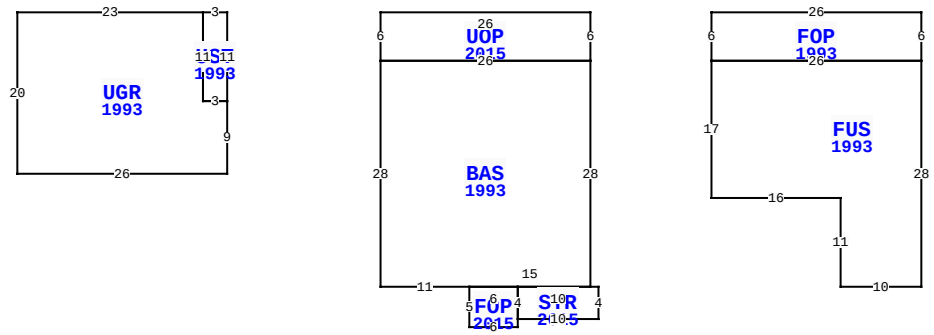
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	61,816
FOP	156	30	47	3,991
FOP	30	30	9	764
FUS	552	100	552	46,871
STR	40	10	4	340
UGR	487	45	219	18,596
UOP	156	20	31	2,632
UST	33	45	15	1,274
TOTALS	2,182		1,605	136,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,605	117.6060	106.14	170,355	1930	1970	0	0	0	20.00	80.00

1 SINGLE FAM – 0% - 0 Heated Area: 1280 HX Base Yr



5454 GREGG ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	136,284
TOTAL MARKET OB/XF VALUE	8,101
TOTAL LAND VALUE - MARKET	800,000
TOTAL MARKET VALUE	944,385
SOH/AGL Deduction	313,012
ASSESSED VALUE	631,373
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	631,373
TOTAL JUST VALUE	944,385
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	804,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9400851	REMODEL	38,292	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1861/1363	6/10/2013	TD	Q	I	01	300,000
GRANTOR: HOLLEY ARTEMUS JR CO-						
GRANTEE: HENRY JOSEPH & NELL						
1231/1219	5/19/2004	WD	U	I	06	100
GRANTOR: MORGAN EMMA H						
GRANTEE: MORGAN EMMA H & ART						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2015] W26 S6 BAS=[YR=1993] S28 E11 FOP=[YR=2015] S5 E6 N1 STR=[YR=2015] E10 N4 W10 S4$ N4 W6$ E15 N28 W26 $ E26 N6 $ PTR= E15 FOP=[YR=1993] E26 S6 FUS=[YR=1993] S28 W10N11 W16 N17 E26 $ W26 N6 $ W15$ PTR= W45UST=[YR=1993] W3 UGR=[YR=1993] W23 S20 E26 N9 W3 N11$ S11 E3 N11 $ E45 $.

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	38	20	760.00	SF	6.50	6.50	100	1950	1950	3	20	988	
4	0810	CONCRETE A	0	0	35	4	140.00	SF	3.25	3.25	100	1964	1964	3	20	91	
5	0855	CONC PAVER	0	0	0	0	900.00	SF	7.00	7.00	100	2015	2015	3	96	6,048	
6	0855	CONC PAVER	0	0	0	0	145.00	SF	7.00	7.00	100	2015	2015	3	96	974	

LAND DESCRIPTION

TOTAL OB/XF 8,101

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	000120	C	SFR OCN FT	0		RS-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	16,000.00	16,000.00	800,000							

REVIEW DATE 09/27/2018 BY DJA Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/02/2023 BY SYS