BLOCK 2 LOT 14
IN OR 1018/656
AMERICAN BEACH SUB 1 PB 2/42

MORRISON GREGORY B & DEBRA
5476 GREGG ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-010A-0002-0140

BUILDING CHARACTERISTICS

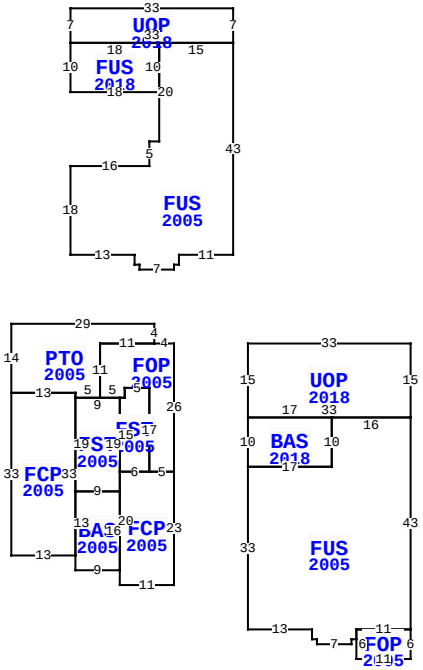
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	144	100	144	17,503
BAS	170	100	170	20,663
FCP	253	25	63	7,658
FCP	429	25	107	13,006
FOP	66	30	20	2,431
FOP	230	30	69	8,387
FST	100	55	55	6,685
FST	171	55	94	11,426
FUS	1,004	100	1,004	122,034
FUS	1,274	100	1,274	154,853
TOTALS	5,048		3,340	405,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,340	111.8628	132.84	443,686	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2021 Heated Area: 2772 HX Base Yr 2021



** This building has 14 Sub-Areas

5476 GREGG ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		405,973
TOTAL MARKET OB/XF VALUE		3,996
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,209,969
SOH/AGL Deduction		455,046
ASSESSED VALUE		754,923
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		699,923
TOTAL JUST VALUE		1,209,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,017,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704873	ADDITION	165,000	06/02/2017
B1704873	DECKING	0	06/02/2017
P0509440	OTHER	0	05/01/2005
M09331	MECH OTHER	0	02/01/2005
E0414033	ELEC OTHER	0	12/01/2004
B0412258	NEW CONSTR	249,500	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1018/0656	11/06/2001	WD	Q	V		179,500
GRANTOR: TESSARO EDWARD A						
GRANTEE: MORRISON GREGORY B						
0855/0862	11/12/1998	WD	U	V	07	100
GRANTOR: BLANCHARD JAMES R & B						
GRANTEE: TESSARO EDWARD A						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W4 PTO=[YR=2005] N4 W29 S14 FCP=[YR=2005] S33 E13 BAS=[YR=2005] S3 E9 FCP=[YR=2005] S3 E11 N23 W5 FST=[YR=2005] N17 W5 S2 W1 FST=[YR=2005] W9 S19 E9 N19 $ S15 E6 $ W6 S20 $ N16 W9 S13 $ N33 W13 $ E13 S1 E5 N11 E11 $ W11 S11 E5 N2 E5 S17 E5 N26 $ PTR= E15 UOP=[YR=2018] E33 S15 FUS=[YR=2005] S43 FOP=[YR=2005] S6 W11N6 E11 $ W11 S2 W1 S1 W7 N1 W1N2 W13 N33 BAS=[YR=2018] N10 E17 S10 W17$ E17 N10 E16$ W33 N15$ W15$ PTR=N15 FUS=[YR=2005] N1 E1 N2 E11 N43 UOP=[YR=2018] N7 W33 S7 FUS=[YR=2018] S10 E18 N10 W18$ E33$ W15 S20W2 S5 W16 S18 E13 S2 E1 S1E7 $S15 $.

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	1,124.00	SF	4.00	4.00	100	2005	2005	3	87	3,912	
2	0450	PREFAB FNC	0	100	0	0	39.00	LF	8.00	8.00	100	2005	2005	3	27	84	

LAND DESCRIPTION

TOTAL OB/XF 3,996

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	100		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 06/29/2018 BY DJ Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/02/2023 BY SYS