

BLOCK 2 LOTS 15 & 16
IN OR 2271/1246 & OR 2271/1256
AMERICAN BEACH SUB 1 PB 2/42

MORELL RIET M REVOCABLE TRUST/MORRELL RIET MATTHIA
5484 GREGG ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-010A-0002-0150



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units	0	100

Quality	06	Quality Level 06
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	435	100	435	86,097
FGR	322	55	177	35,033
FGR	828	55	455	90,056
FOP	473	30	142	28,106
FOP	705	30	212	41,960
FST	40	55	22	4,354
FUS	2,605	100	2,605	515,596
TOTALS	5,408		4,048	801,202

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0409	ELEVATOR R
2	0855	CONC PAVER

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,048	139.5900	198.92	805,228	2021	2021	0	0	0.50	99.50
1 SFR CUST - 100% - 2023											
Heated Area: 3040											
HX Base Yr 2023											

5484 GREGG ST, FERNANDINA BEACH											
TOTAL OB/XF 27,310											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		801,202	
TOTAL MARKET OB/XF VALUE		27,310	
TOTAL LAND VALUE - MARKET		800,000	
TOTAL MARKET VALUE		1,628,512	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,628,512	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		1,578,512	
TOTAL JUST VALUE		1,628,512	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,344,101	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20206958	CO ISSUED	0	10/14/2021
20206958	NEW CONSTR	0	03/10/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2271/1256	4/30/2019	WD Q	Q	V	03
GRANTOR: BERNARD RUTHENE HUGHE					
GRANTEE: MORELL RIET MATTHIA					
2271/1246	4/30/2019	WD Q	Q	V	03
GRANTOR: BERNARD RUTHENE HUGHE					
GRANTEE: MATTHIAS RIET REVOC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2021] W36 BAS=[YR=2021] W10 FOP=[YR=2021] N27 W19 S22 FST=[YR=2021] S5 FGR=[YR=2021] S23 E14 N23 W14 \$ E8 N5 W8 \$ E8 S5 E11 \$ W5 S29 E15 N29 \$ S23 E36 N23\$ PTR= E30 FOP=[YR=2021] E60 S13 FUS=[YR=2021] S14 E5 S26 W65 N45 E15 S5 E45\$ W45 N5 W15 N8 \$ W30 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	SFR OCN FT	100		CG-A8	100.00	150.00	100.00	FF	1.00