

ALLEN CASSANDRA S & SAMUEL JR
923 RIDGEWALL CT
ORANGE PARK, FL 32065

00-00-30-010A-0003-0210

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structure03GABLE/HIP 100

Roof Cover05COMP SHNGL 100

Interior Wall09DRYWALL 100

Interior Floor12HARDWOOD 60

Interior Floor11CLAY TILE 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms33.100

Bathrooms4.5100

Frame02WOOD FRAME 100

Stories3.

Units3.100
0100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA03

NEIGHBORHOOD/LOC3038.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUE

BAS19610019633,876

FGR2765515226,271

FGR3065516829,035

FOP13830417,086

FOP13830417,086

FOP210306310,889

FST6055335,704

FST2555142,420

FST4055223,802

FUS1,0281001,028177,672

TOTALS3,6662,830489,117

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDATE ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A00001,171.00SF6.506.50100201720173977,383

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR0RS-250.00125.0050.00FF1.001.001.099,000.009,810.00490,500

REVIEW DATE03/18/2020BYDJPTotal Acres: 0.00Total Land Value: 490,500Market: 0Agricultural: 0Common: 490,500PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900112,830148.5158176.36499,09920172017002.0098.00

1 SNGL FAM - 0% - 0Heated Area: 2276HX Base Yr

6356

58

4

6

11

5

17

23

12

6

7

11

12

FST2017

BAS2017

FST2017

TIL2017

FGR2017

FGR2017

FGR2017

62312

6

12

12

19

23

12

11

4

10

4

11

7

6

4

FOP2017

FUS2017

SIR2017

STR2017

62312

6

12

34

35

FOP2017

FUS2017

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

** This building has 14 Sub-Areas

5467 GREGG ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE489,117

TOTAL MARKET OB/XF VALUE7,383

TOTAL LAND VALUE - MARKET490,500

TOTAL MARKET VALUE987,000

SOH/AGL Deduction308,709

ASSESSED VALUE678,291

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE678,291

TOTAL JUST VALUE987,000

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE821,840

PERMIT NUMDESCRIPTIONAMTISSUED

17002351CO ISSUED003/22/2017

B1632881NEW CONSTR297,54208/19/2016

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ / U / V / I / RSNCDSALE PRICE

1543/105412/31/2007WDU V 01285,000

GRANTOR: GRIFFITH METRO &

GRANTEE: ALLEN CASSANDRA S &

1392/01322/28/2006QCUV01100

GRANTOR: SANDERS THERESA H &

GRANTEE: GRIFFITH METRO

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W35 S6 FST=[YR=2017] S5 FGR=[YR=2017] S23 E12 BAS=[YR=2017] E11 FGR=[YR=2017] E12 N23 FST=[YR=2017] N5 W12 S5 E12\$ W12 S23\$ N28 W11 S6 STR=[YR=2017] S11 E2 FST=[YR=2017] E5 S5 W5 N5\$ E5 N11 W7\$ E7 S16 W7 S6 \$ N6 E2 N5 W2 N17 W4 S5 W8\$ E8 N5 W8\$ E35 N6\$ PTR=E15 FOP=[YR=2017] E23 FUS=[YR=2017] E12 S12 STR=[YR=2017] S3 W8 N3 E8\$ W8 S3 E8 S19 W12 STR=[YR=2017] W11 S11 E10 N4 W6 N3 E7 N4\$ W23 N28 E23 N6\$ S6 W23 N6\$ W15\$ PTR=E15 S50 FOP=[YR=2017] E23 FUS=[YR=2017] E12 S34 W35 N28 E23 N6\$ S6 W23 N6\$ N50 W15\$.