

BLOCK 1 LOTS 18 & 19
AMERICAN BEACH #3 UNIT 1
PB 3/19

EMORY EUGENE K
5576 GREGG ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-010C-0001-0180



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	16	WD FR STUC 60								2801	03	4,464	113.6280	126.13	563,044	1963	1983	0	0	0	19.50	80.50	VALUATION BY																
Exterior Wall	17	CB STUCCO 40								1 QUAD PLEX - 28.72% - 2008										Heated Area: 4231										HX Base Yr 2008									
Roof Structur	03	GABLE/HIP 100																		BUILDING MARKET VALUE										453,250									
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										26,272									
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										1,680,000									
Interior Floo	14	CARPET 70																		TOTAL MARKET VALUE										2,159,522									
Interior Floo	11	CLAY TILE 30																		ASSESSED VALUE										795,487									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										1,364,035									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										795,487									
Bedrooms	10	10 100																		TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms	5	5 100																		BASE TAXABLE VALUE										745,487									
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										2,159,522									
Story Height	0	0 100																		NCON VALUE										0									
RMS	0	0 100																		INCOME VALUE																			
Units	0	0 100																		PREVIOUS YEAR MKT VALUE										1,772,092									
BUD8 Adjustme	05	DIST 1A 100																																					
Quality	03	Quality Level 03																																					
DOR CODE	0800	MULTI-FAMILY																																					
MAP NUM		MKT AREA								03																													
NEIGHBORHOOD/LOC	3038.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
APT	676	100	676	68,638																																			
APT	676	100	676	68,638																																			
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BAL	28	15	4	407																																			
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BAL	88	15	13	1,320																																			
FEP	242	80	194	19,698																																			
FEP	286	80	229	23,252																																			
HXB	1,104	100	1,104	112,095																																			
TOTALS	5,867		4,464	453,250																																			
EXTRA FEATURES					5576 GREGG ST, FERNANDINA BEACH																																		