BLOCK 2 LOT 9
OR 453/629 & OR 761/1908
AMERICAN BCH #3 UNIT #1PB 3/19

WATERS RUTH L
5531 GREGG STREET
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-010C-0002-0090**

## 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 | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 6 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

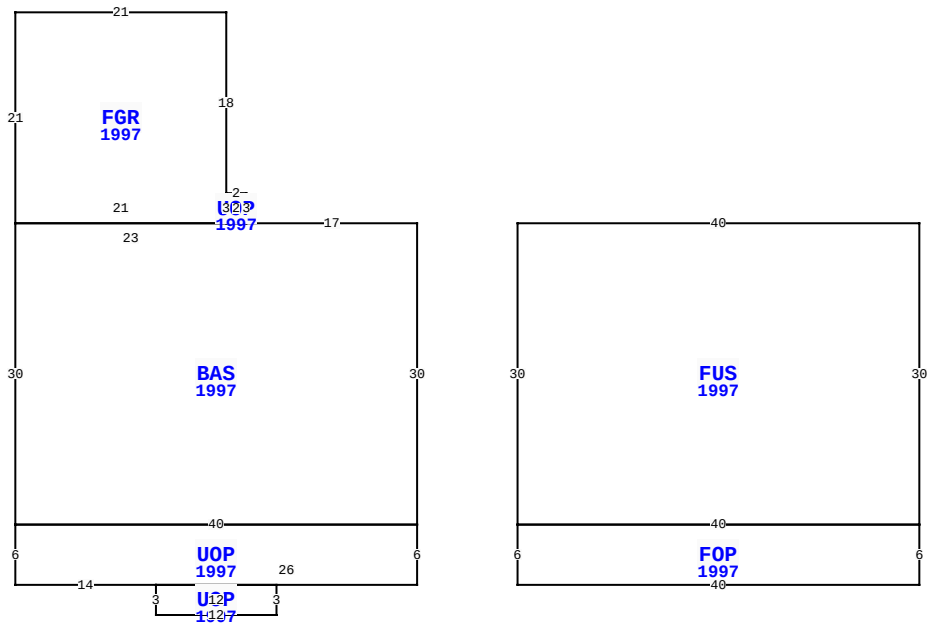
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,200 | 100 | 1,200 | 135,261 |
| FGR | 441 | 55 | 243 | 27,390 |
| FOP | 240 | 30 | 72 | 8,116 |
| FUS | 1,200 | 100 | 1,200 | 135,261 |
| UOP | 6 | 20 | 1 | 113 |
| UOP | 36 | 20 | 7 | 789 |
| UOP | 240 | 20 | 48 | 5,410 |
| TOTALS | 3,363 | | 2,771 | 312,340 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,771 | 108.4800 | 128.82 | 356,960 | 1997 | 1997 | 0 | 0 | 0 | 12.50 | 87.50 |

1 SNGL FAM – 100% - 2000 Heated Area: 2400 HX Base Yr 2000




5531 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 | | 312,340 |
| TOTAL MARKET OB/XF VALUE | | 14,338 |
| TOTAL LAND VALUE - MARKET | | 483,750 |
| TOTAL MARKET VALUE | | 810,428 |
| SOH/AGL Deduction | | 604,678 |
| ASSESSED VALUE | | 205,750 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 150,750 |
| TOTAL JUST VALUE | | 810,428 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 665,397 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B9603088 | NEW CONSTR | 144,000 | 07/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1765/0068 | 11/10/2011 | FJ | U | V | 11 | 0 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: WATERS RUTH L | | | | | | |
| 0761/1908 | 6/05/1996 | WD | U | V | 06 | 100 |
| GRANTOR: MYERS JERALDINE | | | | | | |
| GRANTEE: WATERS RUTH L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W17 UOP=[YR=1997] N3 W2 FGR=[YR=1997] N18 W21 S21 E21 N3$ S3 E2$ W23 S30 UOP=[YR=1997] S6 E14 UOP=[YR=1997] S3 E12 N3 W12$ E26 N6 W40$ E40 N30$ PTR=E10 FUS=[YR=1997] E40 S30 FOP=[YR=1997] S6 W40 N6 E40$ W40 N30$ W10$.

## 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1997 | 1997 | 3 | 81 | 1,620 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,722.00 | SF | 5.20 | 5.20 | 100 | 1999 | 1999 | 3 | 79 | 7,074 | |
| 3 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,374.00 | SF | 5.20 | 5.20 | 100 | 1999 | 1999 | 3 | 79 | 5,644 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,338

| 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 | 000100 | C | SFR | 100 | | RS-2 | 50.00 | 100.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 450,000 | | | | | | | |
| 2 | 000100 | C | SFR | 100 | | PUD | 0.00 | 0.00 | 0.18 | AC | | 1.00 | 1.00 | 0.75 | 250,000.00 | 187,500.00 | 33,750 | | | | | | | |

REVIEW DATE 01/12/2016 BY DJX Total Acres: 0.18 Total Land Value: 483,750 Market: 0 Agricultural: 0 Common: 483,750 PRINTED 08/02/2023 BY SYS