BLOCK 2 LOT 10
AMERICAN BEACH #3 UNIT #1
PB3/19

HOOKER WILLIE F SR
C/O W F HOOKER JR, 8125 BAHIA BLANCA 8
JACKSONVILLE, FL 32256

2023

00-00-30-010C-0002-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

5537 GREGG ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	495,000
TOTAL MARKET VALUE	495,000
SOH/AGL Deduction	195,525
ASSESSED VALUE	299,475
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	299,475
TOTAL JUST VALUE	495,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	412,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E23493	NEW CONSTR	0	05/01/2011
M16069	H/AC	0	04/01/2011
P14698	NEW CONSTR	0	03/01/2011
B24397	NEW CONSTR	185,758	02/01/2011
B24398	DEMOLITION	4,000	02/01/2011
8733	NEW CONSTR	9,975	03/09/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RG-1	55.00	100.00	55.00	FF	1	1.00	1.00	1.00	9,000.00	9,000.00	495,000							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 495,000 Market: 0 Agricultural: 0 Common: 495,000 PRINTED 08/02/2023 BY SYS