BLK 2 LOT 11
IN OR 664/1092
AMERICAN BEACH #3 UNIT 1

DOLLISON BOBBY/
5553 GREGG STREET
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-010C-0002-0110**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 70 |
| Interior Wall | 03 | PLASTER 30 |
| Interior Floo | 05 | ASPH TILE 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Units | | 17 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Quality | 02 | Quality Level 02 |

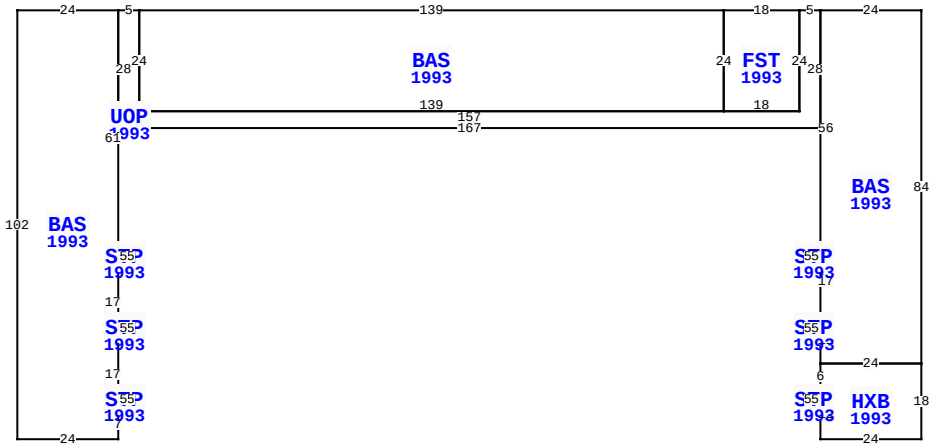
| | | | |
|---|---|---|---|
| DOR CODE | 0300 | MULTI-FAMILY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3038.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,016 | 100 | 2,016 | 24,845 |
| BAS | 2,448 | 100 | 2,448 | 30,169 |
| BAS | 3,336 | 100 | 3,336 | 41,113 |
| FST | 432 | 55 | 238 | 2,933 |
| HXB | 432 | 100 | 432 | 5,324 |
| STP | 15 | 10 | 2 | 25 |
| STP | 15 | 10 | 2 | 25 |
| STP | 15 | 10 | 2 | 25 |
| STP | 15 | 10 | 2 | 25 |
| STP | 15 | 10 | 2 | 25 |
| TOTALS | 9,662 | | 8,664 | 106,775 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0301 | 03 | 8,664 | 70.0200 | 61.62 | 533,876 | 1950 | 1950 | 0 | 0 | 45 | 36.50 | 20.00 |

1 APARTMENT – 4.99% - 1990 Heated Area: 8232 HX Base Yr 1990




** This building has 12 Sub-Areas

5553 GREGG ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | OVR |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 209,210 |
| TOTAL MARKET OB/XF VALUE | | 100 |
| TOTAL LAND VALUE - MARKET | | 1,669,453 |
| TOTAL MARKET VALUE | | 1,878,763 |
| SOH/AGL Deduction | | 1,505,448 |
| ASSESSED VALUE | | 373,315 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 323,315 |
| TOTAL JUST VALUE | | 1,878,763 |
| NCON VALUE | | 0 |
| INCOME VALUE | | 1,203,366 |
| PREVIOUS YEAR MKT VALUE | | 1,838,600 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0664/1092 | 8/06/1992 | RD | U | I | 10 | 100 |
| GRANTOR: FLA DEPT INSURANCE | | | | | | |
| GRANTEE: DOLLISON BOBBY | | | | | | |
| 0297/0182 | 8/01/1979 | WD | U | I | | 185,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W24 UOP=[YR=1993] W5 FST=[YR=1993] W18
BAS=[YR=1993] W139 S24 E139 N24$ S24E18N24$ S24 W157 N24 W5
BAS=[YR=1993] W24 S102 E24 N7 STP=[YR=1993] E3 N5 W3 S5$ N17
STP=[YR=1993] E3 N5 W3 S5$ N17 STP=[YR=1993] E3 N5 W3 S5$
N61$ S28 E167 N28$ S56 STP=[YR=1993] W3 S5 E3 N5$ S17
STP=[YR=1993] W3 S5 E3 N5$ S11 HXB=[YR=1993] S6 STP=[YR=1993]
W3 S5 E3 N5$ S12 E24 N18 W24$E24 N84 $.

## 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 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 4,970.00 | SF | 2.00 | 2.00 | 40 | 1950 | 1950 | 3 | 20 | 1,988 | |
| 2 | 0801 | ASPHALT A | 0 | 0 | 0 | 0 | 260.00 | SF | 3.00 | 3.00 | 40 | 1988 | 1988 | 3 | 20 | 156 | |
| 3 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 3,226.00 | SF | 4.00 | 4.00 | 100 | 1950 | 1950 | 3 | 20 | 2,581 | |
| 4 | 1123 | CB 8" | 0 | 100 | 0 | 0 | 1,467.00 | SF | 6.15 | 6.15 | 100 | 1950 | 1950 | 3 | 20 | 1,804 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 18 | 11 | 198.00 | SF | 30.00 | 30.00 | 100 | 1950 | 1950 | 3 | 20 | 1,188 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,717

| 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 | 000300 | C | MULTI-FAM | 100 | | RG-1 | 350.00 | 200.00 | 350.00 | FF | | 1.00 | 1.00 | 0.70 | 9,000.00 | 6,300.00 | 2,205,000 | | | | | | | |

REVIEW DATE 01/11/2018 BY DJX Total Acres: 0.00 Total Land Value: 1,669,453 Market: 0 Agricultural: 0 Common: 1,669,453 PRINTED 08/02/2023 BY SYS

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IN OR 664/1092
AMERICAN BEACH #3 UNIT 1

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**2023**

**00-00-30-010C-0002-0110**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 05 | ASPH TILE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

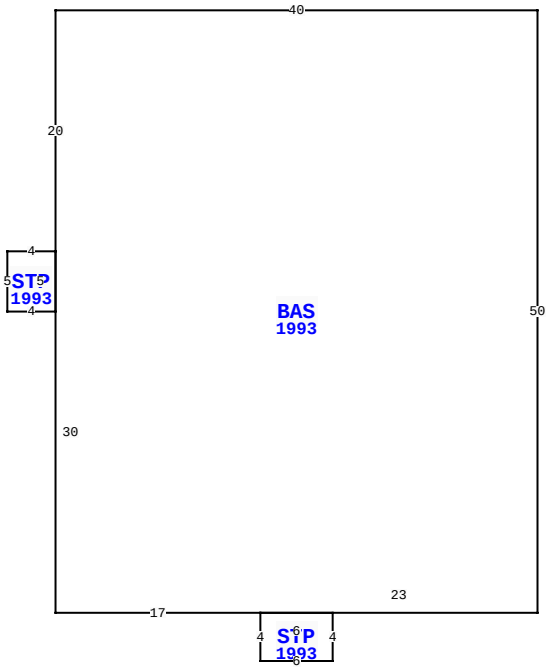
| | | | |
|---|---|---|---|
| DOR CODE | 0300 | MULTI-FAMILY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3038.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,000 | 100 | 2,000 | 47,383 |
| STP | 20 | 10 | 2 | 47 |
| STP | 24 | 10 | 2 | 47 |
| TOTALS | 2,044 | | 2,004 | 47,478 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,004 | 75.0000 | 67.69 | 135,651 | 1966 | 1966 | 0 | 0 | 35 | 30.00 | 35.00 |

2 SINGLE FAM – 100% - 1990 Heated Area: 2000 HX Base Yr 1990




5553 GREGG ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
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| GRANTOR: FLA DEPT INSURANCE | | | | | | |
| GRANTEE: DOLLISON BOBBY | | | | | | |
| 0297/0182 | 8/01/1979 | WD | U | I | | 185,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W40 S20 STP=[YR=1993] W4 S5 E4 N5$ S30 E17
STP=[YR=1993] S4 E6 N4 W6$ E23 N50$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/11/2018 BY DJX Total Acres: 0.00 Total Land Value: 1,669,453 Market: 0 Agricultural: 0 Common: 1,669,453 PRINTED 08/02/2023 BY SYS