

BLOCK 2 LOT 20
IN OR 2058/1595
AMERICAN BEACH 3 UNIT 1

AMERICAN BEACH VACATION RENTAL LLC
2933 N MYRTLE AVE STE 200
JACKSONVILLE, FL 32209

2023

00-00-30-010C-0002-0200



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floor	14 CARPET 80
Interior Floor	07 CORK/VTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	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	1,440	100	1,440	110,617
BAS	280	100	280	21,509
CDK	502	10	50	3,841
FOP	84	30	25	1,920
FOP	40	30	12	922
STP	15	10	2	153
UOP	10	20	2	153
UST	40	45	18	1,383

TOTALS	2,411	1,829	140,500
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	576.00	SF	2.60
3	0811	CONCRETE B	0	0	0	0	443.00	SF	5.20

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,829	103.8000	93.68	171,341	1984	1990	0	0	0 18.00	82.00
1 SINGLE FAM - 0% - 0 Heated Area: 1720 HX Base Yr											

5599 GREGG ST, FERNANDINA BEACH										BLD DATE						LGL DATE			
										XF DATE						LAND DATE			
										INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES									
576.00	SF	2.60	2.60	100	1986	1986	3	52	779										
443.00	SF	5.20	5.20	100	2016	2016	3	97	2,234										

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			140,500
TOTAL MARKET OB/XF VALUE			3,013
TOTAL LAND VALUE - MARKET			450,000
TOTAL MARKET VALUE			593,513
SOH/AGL Deduction			205,054
ASSESSED VALUE			388,459
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			388,459
TOTAL JUST VALUE			593,513
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			505,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531532	STORAGE	20,799	12/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2058/1595	6/01/2016	WD U	I	I	11
GRANTOR: NELSON TONY D & JANIC					
GRANTEE: AMERICAN BEACH VACA					
1998/1825	8/21/2015	WD U	I	I	37
GRANTOR: LOGAN MARION &					
GRANTEE: NELSON TONY D & JAN					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2016] W15 FOP=[YR=2016] N4 W10 S4 E10\$ W13 UOP=[YR=2016] W5 S2 UST=[YR=2016] S8 E3 BAS=[YR=1993] S44 CDK=[YR=2016] W6 S21 E26 STP=[YR=2016] S3 E5 N3 W5\$ E8 N16 W16 FOP=[YR=1993] N1 W12 S7 E12 N6\$ S6 W12 N11\$ S4 E30 N48 W30\$ E2 N8 W5\$ E5 N2\$ S10 E28 N10\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-2	50.00	100.00	50.00