



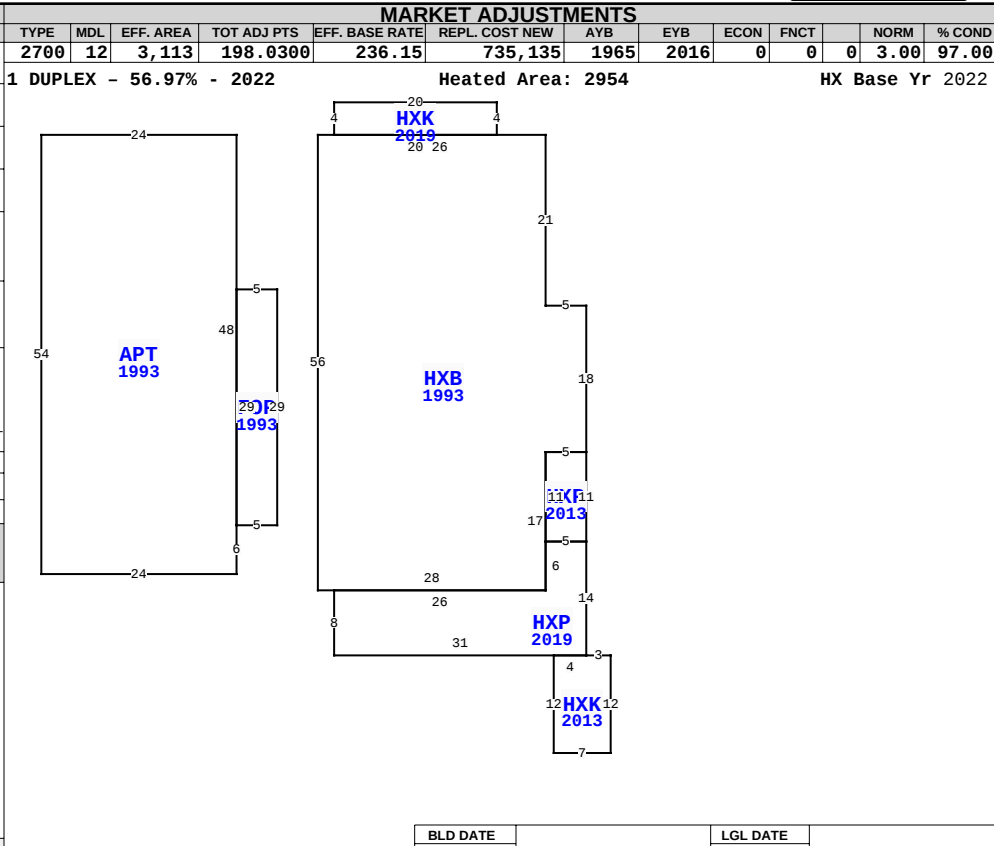
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floo	08 SHT VINYL 50
Interior Floo	09 PINE WOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100

Quality	06	Quality Level 06	
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	1,296	100	1,296	296,869
FOP	145	30	44	10,079
HXB	1,658	100	1,658	379,791
HXK	84	10	8	1,832
HXK	80	10	8	1,832
HXP	55	30	16	3,665
HXP	278	30	83	19,012
TOTALS	3,596		3,113	713,081

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	3,536.00	SF	7.00	7.00	100	2019
2	0940	SHEDS/PORT	0 100	20	12	240.00	SF	30.00	30.00	100	1975

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000820	C	APARTMENTS	100		RS-2	50.00	100.00	50.00	FF	1.00



5603 GREGG ST, FERNANDINA BEACH				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	
3,536.00	SF	7.00	7.00	100	2019	2019	3	99	24,504		
240.00	SF	30.00	30.00	100	1975	1975	3	20	1,440		

TOTAL OB/XF										25,944		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
RS-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	4	
Total Acres: 0.00			Total Land Value: 450,000			Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											8
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						713,081					
TOTAL MARKET OB/XF VALUE						25,944					
TOTAL LAND VALUE - MARKET						450,000					
TOTAL MARKET VALUE						1,189,025					
SOH/AGL Deduction						262,643					
ASSESSED VALUE						926,382					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						876,382					
TOTAL JUST VALUE						1,189,025					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						884,894					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903873	REMODEL	25,000	04/17/2019
B1903719	BALCONY	14,000	04/15/2019
B1326883	4 TO 2	40,500	02/01/2013
P1316326	NEW CONSTR	0	01/01/2013
R1213094	ROOF	7,370	08/01/2012
B9602626	REPAIR/RRF	40,000	03/01/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2436/1208	2/23/2021	WD	Q	I	02	899,000			
GRANTOR: DILLON CHRISTOPHER S									
GRANTEE: LOVALLO ADAM									
1866/1021	5/09/2013	WD	Q	I	02	300,000			
GRANTOR: DERNLAN IRA LLC									
GRANTEE: DILLON CHRISTOPHER									

BUILDING NOTES											
BUILDING DIMENSIONS											
APT=[YR=1993] W24 S54 E24 N6 FOP=[YR=1993] E5 N29 W5 S29\$ N48\$ PTR=E10 HXB=[YR=1993] E2HXK=[YR=2019] N4 E20S4 W20\$ E26 S21 E5 S18 HXP=[YR=2013] S11 HXP=[YR=2019] S14 HXK=[YR=2013] E3 S12 W7 N12 E4\$ W31 N8 E26 N6 E5\$ W5 N11 E5\$ W5 S17 W28 N56\$ W10\$.											