

BLOCK 1 LOT 9
IN OR 1674/1097
AMERICAN BEACH SUB #1 PB 2/42

MCCLUNG ANGELA/LOWRY LENORA
5775 ORLY TERRACE
COLLEGE PARK, GA 30349

2024

00-00-30-010A-0001-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,064	100	1,064	30,656
FEP	192	80	154	4,437
FUS	746	100	746	21,493
UGR	784	45	353	10,170
TOTALS	2,786		2,317	66,757

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	333.00	SF	6.50	6.50	100	1960

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	000120	C	SFR OCN FT	0		RSF-2	50.00	100.00	50.00	FF	1.00

MARKET ADJUSTMENTS

1 SINGLE FAM - 0% - 0

Heated Area: 1810

HX Base Yr

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/12/2024 MLU

5448 GREGG ST, FERNANDINA BEACH

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	SFR OCN FT	0		RSF-2	50.00	100.00	50.00	FF	1.00

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	66,757		
TOTAL MARKET OB/XF VALUE	433		
TOTAL LAND VALUE - MARKET	900,000		
TOTAL MARKET VALUE	967,190		
SOH/AGL Deduction	361,410		
ASSESSED VALUE	605,780		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	605,780		
TOTAL JUST VALUE	967,190		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	867,916		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1674/1097	4/26/2010	QC	U	I	11	100	
GRANTOR: LEWIS TINA & ANGELA M							
GRANTEE: MCCLUNG ANGELA & LE							
1267/0992	10/20/2004	QC	U	I	06	100	
GRANTOR: MCCLUNG ANGELA & LENO							
GRANTEE: MCCLUNG ANGELA & TI							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W2 FEP=[YR=1993] N8 W24 S8 E24\$ W26 S38 E28 N38\$ PTR=E15 UGR=[YR=1993] E28 S28 W28 N28\$ W15\$ PTR=N15 FUS=[YR=1993] N26 E28 S26 W11 S3 W6 N3 W11\$ S15\$.											