

BLOCK 2 LOT 10
AMERICAN BEACH SUB # 1
PB 2/42

HENRY JOSEPH N & NELLIE R JOINT LIVING TRUST/HENRY
12639 SHINNECOCK WAY
JACKSONVILLE, FL 32225

2024

00-00-30-010A-0002-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 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	728	100	728	101,471
FOP	156	30	47	6,551
FOP	30	30	9	1,255
FUS	552	100	552	76,940
STR	40	10	4	557
UGR	487	45	219	30,525
UOP	156	20	31	4,321
UST	33	45	15	2,091
TOTALS	2,182		1,605	223,710

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0810	CONCRETE A	0	0	38	20		760.00	SF 6.50	100	1950	1950
2	0810	CONCRETE A	0	0	35	4		140.00	SF 3.25	100	1964	1964
3	0855	CONC PAVER	0	0	0	0		900.00	SF 7.00	100	2015	2015
4	0855	CONC PAVER	0	0	0	0		145.00	SF 7.00	100	2015	2015

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,605	118.6260	148.28	237,989	1930	2010		0	0	6.00	94.00
1 SNGL FAM - 0% - 0												
Heated Area: 1280												
HX Base Yr												

5454 GREGG ST, FERNANDINA BEACH												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
03/12/2024 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		223,710	
TOTAL MARKET OB/XF VALUE		8,028	
TOTAL LAND VALUE - MARKET		900,000	
TOTAL MARKET VALUE		1,131,738	
SOH/AGL Deduction		437,228	
ASSESSED VALUE		694,510	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		694,510	
TOTAL JUST VALUE		1,131,738	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		944,385	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9400851	REMODEL	38,292	03/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2676/109	10/25/2023	WD	U	I	11	100
GRANTOR: HENRY JOSEPH & NELLIE						
GRANTEE: HENRY JOSEPH N & NE						
1861/1363	6/10/2013	TD	Q	I	01	300,000
GRANTOR: HOLLEY ARTEMUS JR CO-						
GRANTEE: HENRY JOSEPH & NELL						

BUILDING NOTES												
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BUILDING DIMENSIONS												
UOP=[YR=2015] W26 S6 BAS=[YR=1993] S28 E11 FOP=[YR=2015] S5 E6 N1 STR=[YR=2015] E10 N4 W10 S4\$ N4 W6\$ E15 N28 W26 \$ E26 N6 \$ PTR= E15 FOP=[YR=1993] E26 S6 FUS=[YR=1993] S28 W10N11 W16 N17 E26 \$ W26 N6 \$ W15\$ PTR= W45UST=[YR=1993] W3 UGR=[YR=1993] W23 S20 E26 N9 W3 N11\$ S11 E3 N11 \$ E45 \$.												