BLOCK 2 LOT 11
IN OR 485/438 & OR 1573/156
AMERICAN BEACH SUB 1 PB 2/42

LUNSFORD ELIZABETH/HUFF LULA TRSTE OF RESIDUE TRT
4301 HAMMERSTONE COURT
NORCROSS, GA 30092

2024

00-00-30-010A-0002-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

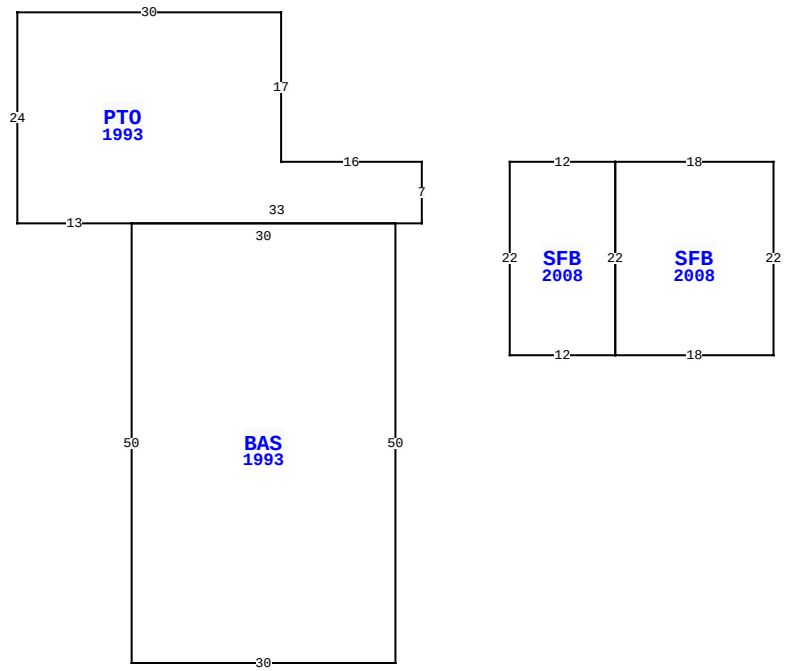
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,500	100	1,500	92,823
PTO	832	5	42	2,599
SFB	264	80	211	13,057
SFB	396	80	317	19,617
TOTALS	2,992		2,070	128,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,070	90.1600	85.65	177,296	1950	1970	0	0	0	27.75	72.25

1 SINGLE FAM – 0% - 0 Heated Area: 2028 HX Base Yr



5460 GREGG ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	128,096
TOTAL MARKET OB/XF VALUE	2,194
TOTAL LAND VALUE - MARKET	900,000
TOTAL MARKET VALUE	1,030,290
SOH/AGL Deduction	353,599
ASSESSED VALUE	676,691
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	676,691
TOTAL JUST VALUE	1,030,290
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	925,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21816	REMODEL	15,000	08/01/2008
E006760	CHNGE SRVC	400	03/01/2000
M004345	H/AC	0	03/01/2000
E973651	CHNGE SRVC	0	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1573/0156	6/23/2008	PR	U	I	01	100
GRANTOR: HUFF LULA L P/R						
GRANTEE: HUFF LULA L TRUSTEE						
0258/0688	2/01/1978	WD	Q	I		14,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W16 N17 W30 S24 E13 BAS=[YR=1993] S50 E30 N50 W30$ E33 N7$ PTR=E10 SFB=[YR=2008] E12 SFB=[YR=2008] E18 S22 W18 N22$ S22 W12 N22$ W10$.

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	0810	CONCRETE A	0	0	0	0	396.00	SF	6.50	6.50	100	1950	1950	3	20	515	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1950	1950	3	20	700	
3	0810	CONCRETE A	0	0	0	0	396.00	SF	6.50	6.50	100	1950	1950	3	20	515	
4	1242	WD DECK A	0	0	58	4	232.00	SF	10.00	10.00	100	1990	1990	3	20	464	

LAND DESCRIPTION

TOTAL OB/XF 2,194

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	000120	C	SFR OCN FT	0		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	18,000.00	18,000.00	900,000							

REVIEW DATE 01/11/2024 BY KBA Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 08/06/2024 BY SYS