

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	STANDARD									
DOR CODE 0000 VACANT																	Tax Group: 8 Tax Dist:									
MAP NUM																	BUILDING MARKET VALUE 0									
NEIGHBORHOOD/LOC 3038.00																	TOTAL MARKET OB/XF VALUE 0									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																	TOTAL LAND VALUE - MARKET 572,250									
																	TOTAL MARKET VALUE 572,250									
																	SOH/AGL Deduction 77,663									
																	ASSESSED VALUE 494,587									
																	TOTAL EXEMPTION VALUE 0									
																	BASE TAXABLE VALUE 494,587									
																	TOTAL JUST VALUE 572,250									
																	NCON VALUE 0									
																	INCOME VALUE									
																	PREVIOUS YEAR MKT VALUE 490,500									
TOTALS																										
EXTRA FEATURES																	SALES DATA									
5431 GREGG ST, FERNANDINA BEACH																	OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE									
																	2506/0697 10/12/2021 WD U V 30 106,600									
																	GRANTOR: 5431 GREGG ST LLC									
																	GRANTEE: DAWKINS MICHAEL & L									
																	2166/1565 1/22/2016 WD U V 30 23,700									
																	GRANTOR: DAWKINS ARNIKA									
																	GRANTEE: 5431 GREGG ST LLC									
																	BUILDING NOTES									
																	BUILDING DIMENSIONS									
LAND DESCRIPTION																	TOTAL OB/XF 0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000100	C	SFR	0		RSF-2	50.00	125.00	50.00	FF		1.00	1.00	1.09	10,500.00	11,445.00	572,250									
REVIEW DATE 04/15/2024 BY MLU Total Acres: 0.00 Total Land Value: 572,250 Market: 0 Agricultural: 0 Common: 572,250 PRINTED 08/06/2024 BY SYS																										