BLOCK 1 LOT 2 (EX S-1 & S-2)
PT OR 1357/808
AMERICAN BEACH 3 UNIT 1

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2024

00-00-30-010C-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		5,413
TOTAL LAND VALUE - MARKET		828,000
TOTAL MARKET VALUE		833,413
SOH/AGL Deduction		347,421
ASSESSED VALUE		485,992
TOTAL EXEMPTION VALUE	03	485,992
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		833,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		741,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22113	DEMOLITION	9,000	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1357/0808	10/10/2005	WD	U	V	06	100
GRANTOR: THE TRUST FOR PUBLIC						
GRANTEE: NASSAU COUNTY						
1307/1075	4/06/2005	WD	U	I	09	1,145,000
GRANTOR: DRAHEIM JAMES R SR TR						
GRANTEE: THE TRUST FOR PUBLI						

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

5512 GREGG ST, FERNANDINA BEACH

BUILDING NOTES

BUILDING DIMENSIONS

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	24	18	432.00	SF	6.50	6.50	100	2016	2016	3	96	2,696	
2	0810	CONCRETE A	0	0	30	6	180.00	SF	6.50	6.50	100	2016	2016	3	96	1,123	
3	0422	CL FNC 4'	0	0	0	0	85.00	LF	15.00	15.00	100	2013	2013	3	85	1,084	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2013	2013	3	85	510	

LAND DESCRIPTION

TOTAL OB/XF 5,413

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	008600	C	COUNTY	0		ROS	46.00	148.00	46.00	FF		1.00	1.00	1.00	18,000.00	18,000.00	828,000							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 828,000 Market: 0 Agricultural: 0 Common: 828,000 PRINTED 08/06/2024 BY SYS