BLOCK 1 LOT 5
AMERICAN BEACH #3 UNIT #1
PB3/19

78 SHERIDAN ATLANTA LLC
3100 S FLECTCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-010C-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

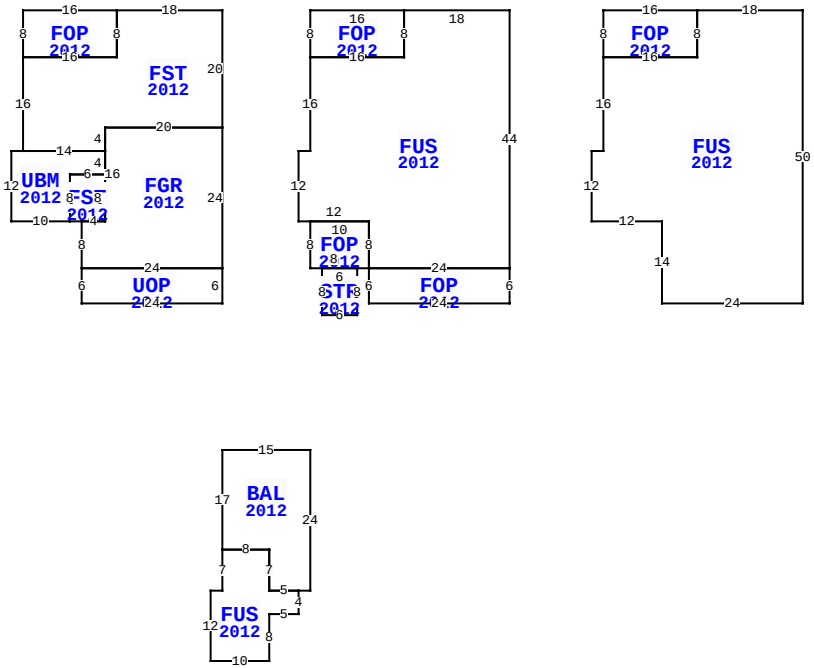
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	06	Quality Level 06
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
BAL	304	15	46	14,612
FGR	512	55	282	89,580
FOP	80	30	24	7,624
FOP	128	30	38	12,071
FOP	128	30	38	12,071
FOP	128	30	38	12,071
FOP	144	30	43	13,660
FST	48	55	26	8,259
FST	608	55	334	106,098
FUS	196	100	196	62,261
TOTALS	5,380		3,896	1,237,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,896	219.0015	328.50	1,279,836	2012	2016	0	0	0	3.30	96.70

1 SFR CUST – 0% - 0 Heated Area: 2964 HX Base Yr



** This building has 15 Sub-Areas

5524 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	1,237,601
TOTAL MARKET OB/XF VALUE	19,638
TOTAL LAND VALUE - MARKET	900,000
TOTAL MARKET VALUE	2,157,239
SOH/AGL Deduction	154,039
ASSESSED VALUE	2,003,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,003,200
TOTAL JUST VALUE	2,157,239
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,001,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0720361	CO ISSUED	0	08/31/2012
R11315	REPAIR/RRF	8,575	06/01/2008
M13684	3 TON AC	0	03/01/2008
P13105	OTHER	0	03/01/2008
B20361	NEW CONSTR	375,000	08/01/2007
7585	REPAIR/RRF	2,200	10/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2485/1670	8/06/2021	WD	Q	I	01	2,225,000
GRANTOR: MODIE RICHARD E & CHR						
GRANTEE: 78 SHERIDAN ATLANTA						
1315/1850	5/09/2005	WD	Q	V		700,000
GRANTOR: WILLIAMS RUDOLPH V &						
GRANTEE: MODIE RICHARD E & C						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2012] W18 FOP=[YR=2012] W16 S8 E16 N8$ S8 W16 S16 UBM=[YR=2012] W2 S12 E10 FST=[YR=2012] E2 FGR=[YR=2012] S8 UOP=[YR=2012] S6 E24 N6 W24$ E24 N24 W20 S16 W4$ E4 N8 W6 S8$ N8 E6 N4 W14$ E14 N4 E20 N20$ PTR= E15 FOP=[YR=2012] E16 FUS=[YR=2012] E18 S44 FOP=[YR=2012] S6 W24 N6 E24$ W24 FOP=[YR=2012] W2 STR=[YR=2012] S8 W6 N8 E6 $ W8 N8 E10 S8$ N8 W12 N12 E2 N16 E16 N8$ S8 W16 N8$ W15$ PTR=E65 FOP=[YR=2012] E16 FUS=[YR=2012] E18 S50 W24 N14 W12 N12 E2 N16 E16 N8$ S8 W16 N8$ W65$ PTR= S75 BAL=[YR=2012] E15 S24 W2 FUS=[YR=2012] S4 W5 S8 W10 N12 E2 N7 E8 S7 E5$ W5 N7 W8 N17$ N75$.

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	0855	CONC PAVER	0	0	0	0	832.00	SF	10.00	10.00	100	2012	2012	3	93	7,738	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	95	1,900	
3	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2012	2012	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 19,638

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		RG-1	50.00	152.00	50.00	FF		1.00	1.00	1.00	18,000.00	18,000.00	900,000							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 08/06/2024 BY SYS