

BLOCK 1 LOT 10
AMERICAN BEACH 3 UNIT 1
PB 3/19

JOHNSON MARK & TRACY
4594 PROVINCE LINE ROAD
PRINCETON, NJ 08540

2024

00-00-30-010C-0001-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	25	MOD METAL 20
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		1 100

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
BAL	91	15	14	2,871
BAL	180	15	27	5,536
BAS	1,443	100	1,443	295,887
FCP	380	25	95	19,480
FOP	96	30	29	5,946
FOP	156	30	47	9,637
FST	20	55	11	2,256
FST	32	55	18	3,691
FUS	153	100	153	31,373
FUS	1,464	100	1,464	300,193
TOTALS	5,526		3,584	734,899

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	0	0	1,017.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	0		RG-1	50.00	154.00	50.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	3,584	136.7028	205.05	734,899	2023	2023	0	0	0.00	100.00	
1 SFR CUST - 0% - 2024												
Heated Area: 3060												
HX Base Yr												
** This building has 13 Sub-Areas												
5546 GREGG ST, FERNANDINA BEACH												

5546 GREGG ST, FERNANDINA BEACH					INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1,017.00	SF	5.20	5.20	100	2024	2023		100	5,288			

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			734,899
TOTAL MARKET OB/XF VALUE			5,288
TOTAL LAND VALUE - MARKET			900,000
TOTAL MARKET VALUE			1,640,187
SOH/AGL Deduction			314,360
ASSESSED VALUE			1,325,827
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,325,827
TOTAL JUST VALUE			1,640,187
NCON VALUE			740,187
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			800,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20208215	NEW CONSTR	0	12/01/2020
200008215	CO		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2272/0439	5/02/2019	WD	Q	V	01	495,000
GRANTOR: COLE JOHNNETTA B						
GRANTEE: JOHNSON MARK & TRAC						
1231/1106	5/19/2004	WD	Q	V		500,000
GRANTOR: MEADERS STEPHANIE E						
GRANTEE: COLE JOHNNETTA B						

BUILDING NOTES									
FUS=[YR=2024;ORIG=101,16] S14 E6 S26 W20 S9 N1 W9 N6 W10 N34 E13 N8 E20 \$									
BAS=[YR=2024;ORIG=30,10] E20 S27 E6 S15 W8 S4 W7 N4 W5 S4 S19 W9 N16 W6 W4 N23 E13 N12 N14 \$									
UOP=[YR=2024;ORIG=134,16] E21 S14 E6 S45 W20 N28 W7 N31 \$									
FCP=[YR=2024;ORIG=36,56] E20 S19 W20 N19 \$									
BAL=[YR=2024;ORIG=87,56] E20 S9 W20 N9 \$									
FOP=[YR=2024;ORIG=30,36] W13 N12 E13 S12 \$									
FUS=[YR=2024;ORIG=141,47] W7 W2 S17 E9 N17 \$									
STR=[YR=2024;ORIG=132,64] E9 S11 W9 N11 \$									
STR=[YR=2024;ORIG=78,64] E9 S11 W9 N11 \$									
FOP=[YR=2024;ORIG=27,59] W6 S16 E6 N16 \$									