BLOCK 1 LOT 12 & 13
AMERICAN BEACH #3 UNIT #1
PB 3/19

AMERICAN BEACH LLC
3 CASCADE POINTE DR SW
ATLANTA, GA 30331

2024

00-00-30-010C-0001-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

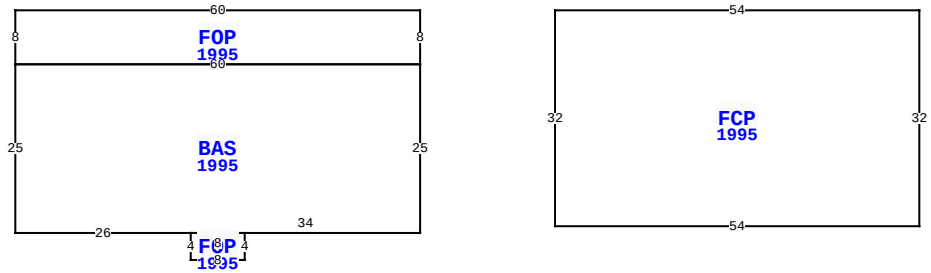
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	176,356
FCP	1,728	25	432	50,791
FOP	32	30	10	1,176
FOP	480	30	144	16,930
TOTALS	3,740		2,086	245,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,086	109.3680	136.71	285,177	1995	1995	0	0	0	14.00	86.00

1 SNGL FAM – 0% - 0 Heated Area: 1500 HX Base Yr



5552 GREGG ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	245,252
TOTAL MARKET OB/XF VALUE	4,124
TOTAL LAND VALUE - MARKET	1,620,000
TOTAL MARKET VALUE	1,869,376
SOH/AGL Deduction	158,601
ASSESSED VALUE	1,710,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,710,775
TOTAL JUST VALUE	1,869,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,678,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401516	NEW CONSTR	55,500	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2510/1367	10/15/2021	WD	U	I	30	390,200
GRANTOR: DAWKINS TINYE C LIVIN						
GRANTEE: AMERICAN BEACH LLC						
1485/0832	3/15/2007	WD	U	I	01	100
GRANTOR: DAWKINS TINYE C						
GRANTEE: DAWKINS TINYE C TRU						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1995] W60 S8 BAS=[YR=1995] S25 E26 FOP=[YR=1995] S4 E8 N4 W8$ E34 N25 W60$ E60 N8$ PTR=E20 FCP=[YR=1995] E54 S32 W54 N32$ W20$.

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	0812	CONCRETE C	0	0	0	0	1,473.00	SF	4.00	4.00	100	1995	1995	3	70	4,124	

LAND DESCRIPTION

TOTAL OB/XF 4,124

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	100.00	154.00	100.00	FF		1.00	1.00	0.90	18,000.00	16,200.00	1,620,000							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,620,000 Market: 0 Agricultural: 0 Common: 1,620,000 PRINTED 08/06/2024 BY SYS