BLOCK 1 LOT 15
AMERICAN BEACH 3 UNIT 1
PB 3/19

ISZARD REGINALD W
5564 GREGG STREET
FERNANDINA BEACH, FL 32034

2024

00-00-30-010C-0001-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

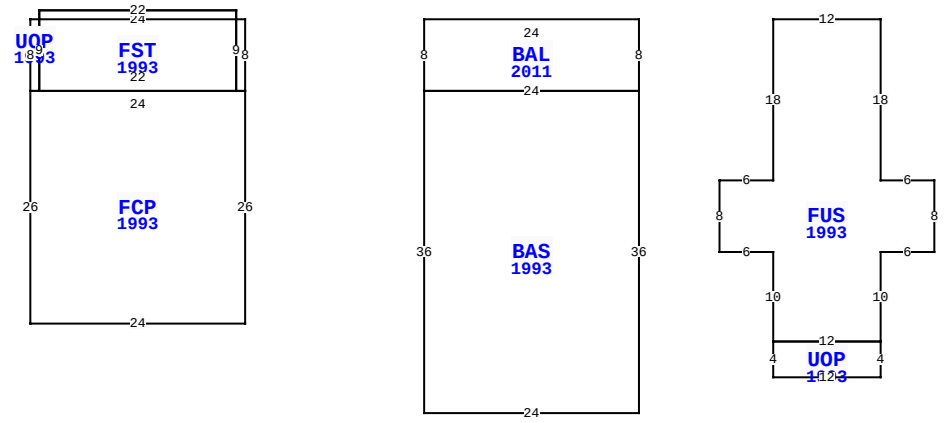
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	192	15	29	2,484
BAS	864	100	864	74,004
FCP	624	25	156	13,361
FST	198	55	109	9,336
FUS	528	100	528	45,224
UOP	6	20	1	85
UOP	48	20	10	857
TOTALS	2,460		1,697	145,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,697	112.0000	106.40	180,561	1984	1984	0	0	0	19.50	80.50

1 SINGLE FAM – 0% - 0 Heated Area: 1392 HX Base Yr



5564 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	145,352
TOTAL MARKET OB/XF VALUE	3,907
TOTAL LAND VALUE - MARKET	900,000
TOTAL MARKET VALUE	1,049,259
SOH/AGL Deduction	324,098
ASSESSED VALUE	725,161
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	725,161
TOTAL JUST VALUE	1,049,259
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	943,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/270	12/20/2023	TD	U	I	11	100
GRANTOR: ISZARD LIVING TRUST						
GRANTEE: ISZARD REGINALD W						
1442/1041	9/06/2006	WD	U	I	01	100
GRANTOR: ISZARD JERRY JR & LOI						
GRANTEE: ISZARD JERRY JR &LO						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=2011] W24 S8 BAS=[YR=1993] S36 E24 N36 W24 $ E24 N8$ PTR= E15 FUS=[YR=1993] E12 S18 E6 S8 W6S10 UOP=[YR=1993] S4 W12 N4 E12$ W12 N10 W6 N8 E6 N18$W15$PTR= W44 UOP=[YR=1993] W24 S8 FCP=[YR=1993] S26 E24 N26 W24 $ E1 FST=[YR=1993] E22 N9 W22 S9 $ N9 E22S9 E1 N8 $ E44 $.

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	0811	CONCRETE B	0	0	0	0	761.00	SF	5.20	5.20	100	1984	1984	3	44	1,741	
2	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	100	1984	1984	3	44	206	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 3,907

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	154.00	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