

BLOCK 1 LOTS 18 & 19
AMERICAN BEACH #3 UNIT 1
PB 3/19

EMORY EUGENE K
5576 GREGG ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-010C-0001-0180



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 60
Exterior Wall	17 CB STUCCO 40
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	10 100
Bathrooms	5 100
Frame	02 WOOD FRAME 100
Story Height	0 100
RMS	0 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100

Quality	03 Quality Level 03
DOR CODE	0800 MULTI-FAMILY

MAP NUM	MKT AREA	03
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NEIGHBORHOOD/LOC	3038.00
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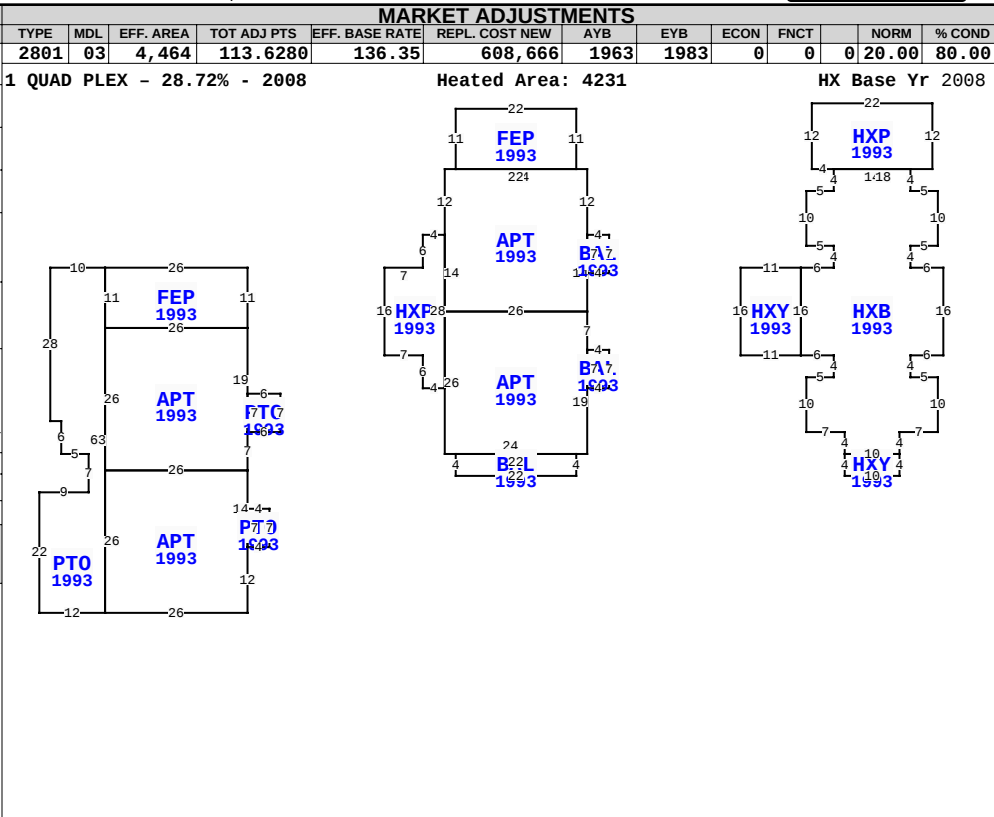
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	676	100	676	73,738
APT	676	100	676	73,738
APT	676	100	676	73,738
APT	676	100	676	73,738
BAL	28	15	4	436
BAL	28	15	4	436
BAL	88	15	13	1,418
FEP	242	80	194	21,162
FEP	286	80	229	24,979
HXB	1,104	100	1,104	120,424
TOTALS	5,867		4,464	486,933

EXTRA FEATURES	
L N	OB/XF CODE

L N	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	0 100	0	0	1,030.00	SF	7.00	7.00	100	2012	2012	3	93	6,705	
2	0811	CONCRETE B	0 100	0	0	840.00	SF	5.20	5.20	100	1992	1992	3	64	2,796	
3	0855	CONC PAVER	0 100	0	0	588.00	SF	7.00	7.00	100	2013	2013	3	94	3,869	
4	0855	CONC PAVER	0 100	0	0	516.00	SF	7.00	7.00	100	2013	2013	3	94	3,395	
5	0940	SHEDS/PORT	0 100	20	12	240.00	SF	30.00	30.00	100	2012	2012	3	55	3,960	
6	1076	TRELLIS A	0 100	20	20	400.00	SF	7.50	7.50	100	2013	2013	3	71	2,130	
7	1076	TRELLIS A	0 100	30	12	360.00	SF	7.50	7.50	100	2013	2013	3	71	1,917	
8	1076	TRELLIS A	0 100	10	6	60.00	SF	7.50	7.50	100	2013	2013	3	71	320	
9	1076	TRELLIS A	0 100	5	6	30.00	SF	7.50	7.50	100	2013	2013	3	71	160	
10	1076	TRELLIS A	0 100	5	6	30.00	SF	7.50	7.50	100	2013	2013	3	71	160	

LAND DESCRIPTION	
L N	USE CODE

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000820	C	APARTMENTS	100		RG-1	55.00	155.00	55.00	FF		1.00	1.00	1.00	18,000.00	18,000.00	990,000							
2	000120	C	SFR OCN FT	100		RG-1	50.00	158.00	50.00	FF		1.00	1.00	1.00	18,000.00	18,000.00	900,000							



** This building has 17 Sub-Areas

5576 GREGG ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/12/2024 MLU

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

2801	03	4,464	113.6280	136.35	608,666	1963	1983	0	0	20.00	80.00
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	

VALUATION BY		STANDARD
Tax Group: 8		
Tax Dist:		
BUILDING MARKET VALUE		486,933
TOTAL MARKET OB/XF VALUE		25,412
TOTAL LAND VALUE - MARKET		1,890,000
TOTAL MARKET VALUE		2,402,345
SOH/AGL Deduction		1,569,879
ASSESSED VALUE		832,466
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		782,466
TOTAL JUST VALUE		2,402,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,159,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326858	32SF POLE	6,374	02/01/2013
B1226428	RF/GATE	100	09/03/2012
B9602540	REMODEL	2,200	01/01/1996
B9401370	REMODEL	8,000	10/01/1994
8173	REPAIR/RRF	12,700	06/11/1992
6233	REMODEL	17,000	01/19/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2502/1710	9/07/2021	WD U	I		30
GRANTOR: HOOKS OLIVETTE M					
GRANTEE: EMORY EUGENE K					
0534/0308	12/31/1987	MS U	I		
GRANTOR: NAIRN SARA G					
GRANTEE: EMORY & HOOKS					

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BUILDING NOTES	
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BUILDING DIMENSIONS	
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FEP=[YR=1993] W26 PTO=[YR=1993] W10 S28 E2 S6 E5 S7 W9 S22
E12 APT=[YR=1993] E26 N12 PTO=[YR=1993] E4 N7 W4 S7 \$ N14
APT=[YR=1993] N7 PTO=[YR=1993] E6 N7 W6 S7 \$ N19 W26 S26
E26 \$ W26 S26 \$ N63 \$ S11 E26 N11 \$ PTR= E25 HXP=[YR=1993]
E7 N6 E4 APT=[YR=1993] N12 E2 FEP=[YR=1993] N11 E22 S11 W22
\$ E24 S12 BAL=[YR=1993] E4 S7 W4 N7 \$ S14 APT=[YR=1993] S7
BAL=[YR=1993] E4 S7 W4 N7 \$ S19 W2 BAL=[YR=1993] S4 W22 N4
E22 \$ W24 N26 E26 \$ W26 N14 \$ S28 W4 N6 W7 N16 \$ W25 \$ PTR=
E90 HXY=[YR=1993] E11 HXB=[YR=1993] E6 N4 W5 N10 E5 N4
HXP=[YR=1993] W4 N12 E22 S12 W18\$ E14 S4 E5 S10 W5 S4 E6 S16
W6 S4 E5 S10 W7 S4 HXY=[YR=1993] S4 W10 N4 E10 \$ W10 N4 W7
N10 E5 N4 W6 N16 \$ S16 W11 N16 \$ W90 \$.