BLOCK 1 LOT 22
AMERICAN BEACH 3 UNIT 1
PB 3/19

LOVALLO ADAM/BURKE CATHERINE FRATESSA
5603 GREGG STREET
FERNANDINA BEACH, FL 32034

2024

00-00-30-010C-0001-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

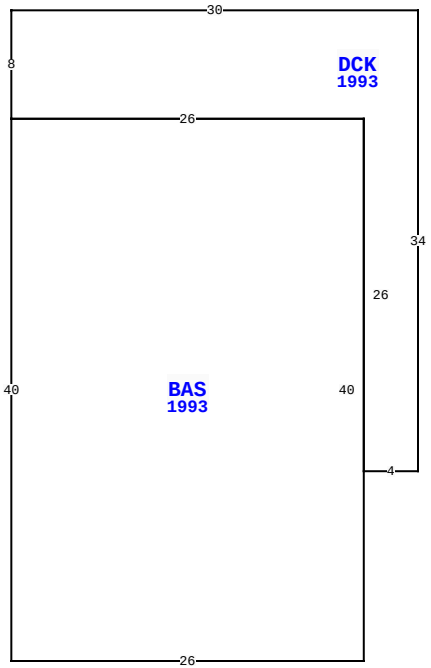
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	89,898
DCK	344	10	34	2,939
TOTALS	1,384		1,074	92,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,074	108.0000	102.60	110,192	1989	1989	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 2023 Heated Area: 1040 HX Base Yr



5592 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	92,837
TOTAL MARKET OB/XF VALUE	1,520
TOTAL LAND VALUE - MARKET	900,000
TOTAL MARKET VALUE	994,357
SOH/AGL Deduction	15,320
ASSESSED VALUE	979,037
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	979,037
TOTAL JUST VALUE	994,357
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	890,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3346	NEW CONSTR	0	01/04/1989
5101	NEW CONSTR	31,509	08/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/1090	3/14/2022	WD	Q	I	02	1,050,000
GRANTOR: WATKINS J BRUCE & MUR						
GRANTEE: LOVALLO ADAM & CATH						
2552/1092	3/11/2022	SW	U	I	11	100
GRANTOR: WATKINS MURIEL P/R OF						
GRANTEE: LOVALLO ADAM & CATH						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W30 S8 BAS=[YR=1993] S40 E26 N40 W26$ E26 S26 E4 N34 $.

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	0810	CONCRETE A	0	0	0	0	348.00	SF	6.50	6.50	100	1989	1989	3	57	1,289	
2	0801	ASPHALT A	0	0	11	14	154.00	SF	3.00	3.00	100	1989	1989	3	50	231	

LAND DESCRIPTION

TOTAL OB/XF 1,520

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