BLOCK 2 LOT 9
OR 453/629 & OR 761/1908
AMERICAN BCH #3 UNIT #1PB 3/19

WATERS RUTH L
5531 GREGG STREET
FERNANDINA BEACH, FL 32034

2024

00-00-30-010C-0002-0090

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		6 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

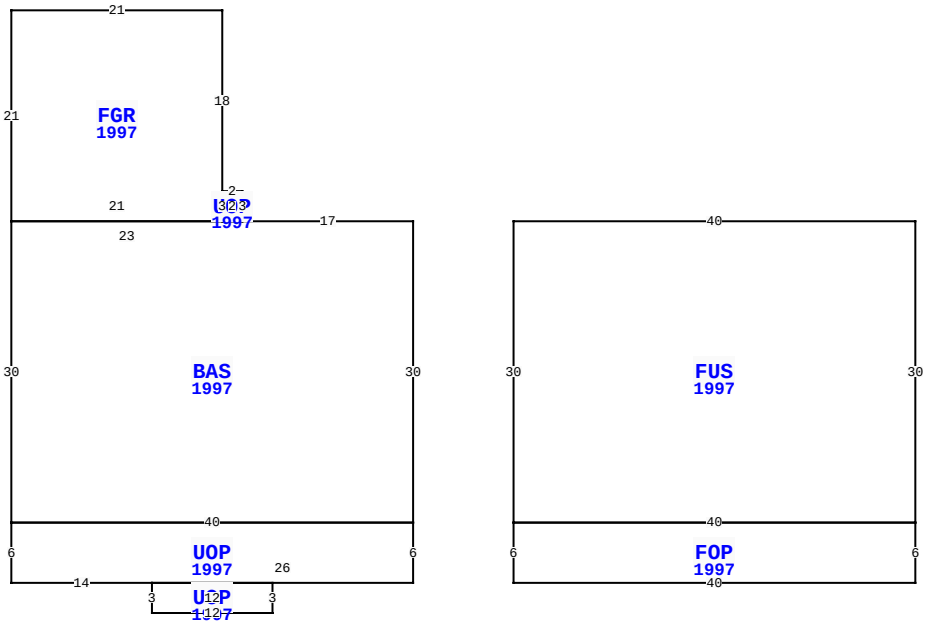
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	141,566
FGR	441	55	243	28,667
FOP	240	30	72	8,494
FUS	1,200	100	1,200	141,566
UOP	6	20	1	118
UOP	36	20	7	826
UOP	240	20	48	5,663
TOTALS	3,363		2,771	326,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,771	108.4800	135.60	375,748	1997	1997	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2000 Heated Area: 2400 HX Base Yr 2000



5531 GREGG ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		326,901
TOTAL MARKET OB/XF VALUE		13,996
TOTAL LAND VALUE - MARKET		558,750
TOTAL MARKET VALUE		899,647
SOH/AGL Deduction		687,725
ASSESSED VALUE		211,922
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		156,922
TOTAL JUST VALUE		899,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		810,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603088	NEW CONSTR	144,000	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1765/0068	11/10/2011	FJ	U	V	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: WATERS RUTH L						
0761/1908	6/05/1996	WD	U	V	06	100
GRANTOR: MYERS JERALDINE						
GRANTEE: WATERS RUTH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W17 UOP=[YR=1997] N3 W2 FGR=[YR=1997] N18 W21 S21 E21 N3$ S3 E2$ W23 S30 UOP=[YR=1997] S6 E14 UOP=[YR=1997] S3 E12 N3 W12$ E26 N6 W40$ E40 N30$ PTR=E10 FUS=[YR=1997] E40 S30 FOP=[YR=1997] S6 W40 N6 E40$ W40 N30$ W10$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	80	1,600	
2	0811	CONCRETE B	0	100	0	0	1,722.00	SF	5.20	5.20	100	1999	1999	3	77	6,895	
3	0811	CONCRETE B	0	100	0	0	1,374.00	SF	5.20	5.20	100	1999	1999	3	77	5,501	

LAND DESCRIPTION

TOTAL OB/XF 13,996

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	000100	C	SFR	100		RG-1	50.00	100.00	50.00	FF		1.00	1.00	1.00	10,500.00	10,500.00	525,000							
2	000100	C	SFR	100		RG-1	0.00	0.00	0.18	AC		1.00	1.00	0.75	250,000.00	187,500.00	33,750							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.18 Total Land Value: 558,750 Market: 0 Agricultural: 0 Common: 558,750 PRINTED 08/06/2024 BY SYS