BLOCK 2 LOT 20
IN OR 2058/1595
AMERICAN BEACH 3 UNIT 1

AMERICAN BEACH VACATION RENTAL LLC
2933 N MYRTLE AVE STE 200
JACKSONVILLE, FL 32209

2024

00-00-30-010C-0002-0200

BUILDING CHARACTERISTICS

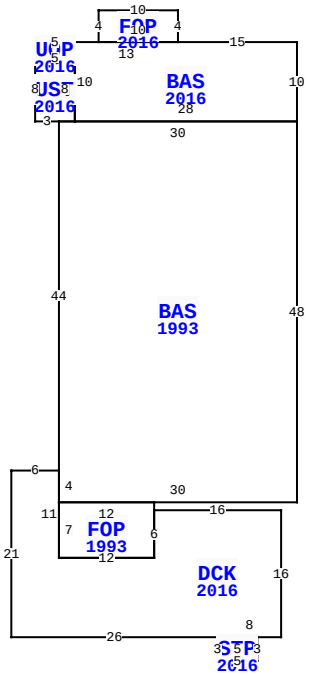
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	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	1,440	100	1,440	115,728
BAS	280	100	280	22,503
DCK	502	10	50	4,019
FOP	84	30	25	2,009
FOP	40	30	12	964
STP	15	10	2	161
UOP	10	20	2	161
UST	40	45	18	1,447
TOTALS	2,411		1,829	146,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,829	103.8000	98.61	180,358	1984	1990	0	0	0	18.50	81.50

1 SINGLE FAM – 0% - 0 Heated Area: 1720 HX Base Yr



5599 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	146,992
TOTAL MARKET OB/XF VALUE	2,952
TOTAL LAND VALUE - MARKET	525,000
TOTAL MARKET VALUE	674,944
SOH/AGL Deduction	247,639
ASSESSED VALUE	427,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	427,305
TOTAL JUST VALUE	674,944
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	593,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531532	STORAGE	20,799	12/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2058/1595	6/01/2016	WD	U	I	11	100
GRANTOR: NELSON TONY D & JANIC						
GRANTEE: AMERICAN BEACH VACA						
1998/1825	8/21/2015	WD	U	I	37	187,500
GRANTOR: LOGAN MARION &						
GRANTEE: NELSON TONY D & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FOP=[YR=2016] N4 W10 S4 E10$ W13
UOP=[YR=2016] W5 S2 UST=[YR=2016] S8 E3 BAS=[YR=1993] S44
DCK=[YR=2016] W6 S21 E26 STP=[YR=2016] S3 E5 N3 W5$ E8 N16
W16 FOP=[YR=1993] N1 W12 S7 E12 N6$ S6 W12 N11$ S4 E30 N48
W30$ E2 N8 W5$ E5 N2$ S10 E28 N10$.

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	576.00	SF	2.60	2.60	100	1986	1986	3	49.5	741	
2	0811	CONCRETE B	0	0	0	0	443.00	SF	5.20	5.20	100	2016	2016	3	96	2,211	

LAND DESCRIPTION

TOTAL OB/XF 2,952

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	0		RG-1	50.00	100.00	50.00	FF		1.00	1.00	1.00	10,500.00	10,500.00	525,000							

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 525,000 Market: 0 Agricultural: 0 Common: 525,000 PRINTED 08/06/2024 BY SYS