BLOCK 2 LOT 21
AMERICAN BEACH #3 UNIT 1
PB 3/19

LOVALLO ADAM
5603 GREGG ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-010C-0002-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

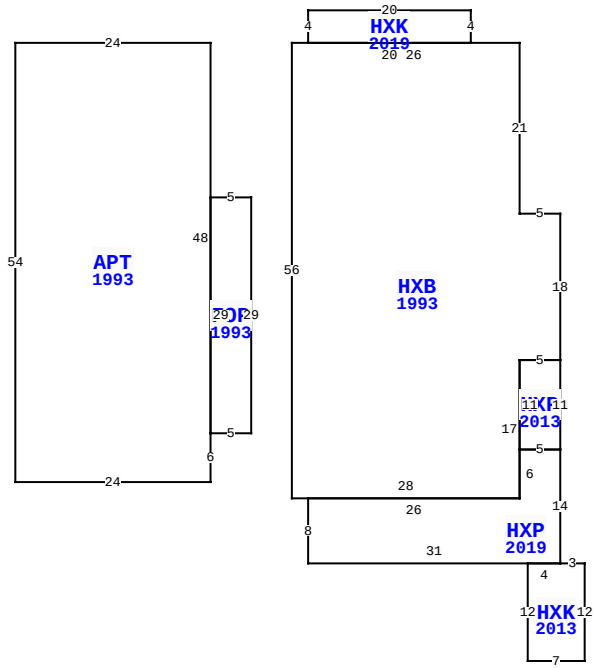
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	09	PINE WOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	06	Quality Level 06
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,296	100	1,296	309,584
FOP	145	30	44	10,511
HXB	1,658	100	1,658	396,056
HXK	84	10	8	1,911
HXK	80	10	8	1,911
HXP	55	30	16	3,822
HXP	278	30	83	19,827
TOTALS	3,596		3,113	743,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	12	3,113	198.0300	247.54	770,592	1965	2016	0	0	0	3.50	96.50

1 DUPLEX – 56.97% - 2022 Heated Area: 2954 HX Base Yr 2022



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

5603 GREGG ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		743,621
TOTAL MARKET OB/XF VALUE		25,697
TOTAL LAND VALUE - MARKET		525,000
TOTAL MARKET VALUE		1,294,318
SOH/AGL Deduction		323,708
ASSESSED VALUE		970,610
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		920,610
TOTAL JUST VALUE		1,294,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,189,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903873	REMODEL	25,000	04/17/2019
B1903719	BALCONY	14,000	04/15/2019
B1326883	4 TO 2	40,500	02/01/2013
P1316326	NEW CONSTR	0	01/01/2013
R1213094	ROOF	7,370	08/01/2012
B9602626	REPAIR/RRF	40,000	03/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2436/1208	2/23/2021	WD	Q	I	02	899,000
GRANTOR: DILLON CHRISTOPHER S						
GRANTEE: LOVALLO ADAM						
1866/1021	5/09/2013	WD	Q	I	02	300,000
GRANTOR: DERNLAN IRA LLC						
GRANTEE: DILLON CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W24 S54 E24 N6 FOP=[YR=1993] E5 N29 W5 S29$ N48$ PTR=E10 HXB=[YR=1993] E2HXK=[YR=2019] N4 E20S4 W20$ E26 S21 E5 S18 HXP=[YR=2013] S11 HXP=[YR=2019] S14 HXK=[YR=2013] E3 S12 W7 N12 E4$ W31 N8 E26 N6 E5$ W5 N11 E5$ W5 S17 W28 N56$ 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	0855	CONC PAVER	0	100	0	0	3,536.00	SF	7.00	7.00	100	2019	2019	3	98	24,257	
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	1975	1975	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 25,697

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	000820	C	APARTMENTS	100		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 08/15/2019 BY DJ Total Acres: 0.00 Total Land Value: 525,000 Market: 0 Agricultural: 0 Common: 525,000 PRINTED 08/06/2024 BY SYS