PARCEL 1 SECT 18-2N-28 EX 1-1
& PT BLOCK 1 LOT 2 (S-1 & S-2)
OF AMERICAN BEACH UNIT 1 SEC 3

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2024

18-2N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

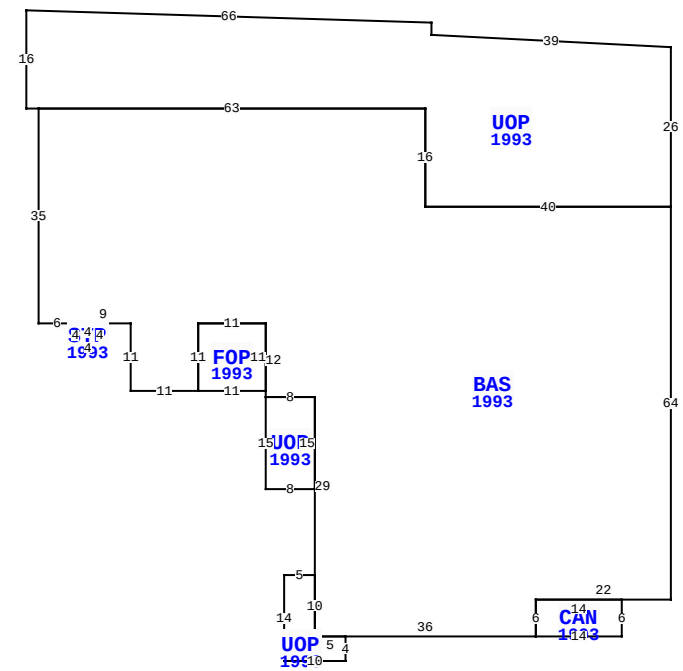
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 60
Interior Floo	16	EPOXY STRP 40
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,008	100	6,008	291,552
CAN	84	30	25	1,213
FOP	121	30	36	1,747
STP	16	10	2	97
UOP	90	20	18	873
UOP	120	20	24	1,164
UOP	2,059	20	412	19,993
TOTALS	8,498		6,525	316,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	6,525	70.3640	75.47	492,442	1960	1960	0	0	0	35.70	64.30

1 CLUB HOUSE – 0% - 0 Heated Area: 6008 HX Base Yr



BLD DATE	01/22/2018 KK	LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

5508 GREGG ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		316,640
TOTAL MARKET OB/XF VALUE		10,265
TOTAL LAND VALUE - MARKET		1,890,000
TOTAL MARKET VALUE		2,216,905
SOH/AGL Deduction		1,042,115
ASSESSED VALUE		1,174,790
TOTAL EXEMPTION VALUE	05	1,174,790
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,216,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,022,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25086	REMODEL	169,000	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1357/0808	10/10/2005	WD	U	V	06	100
GRANTOR: THE TRUST FOR PUBLIC						
GRANTEE: NASSAU COUNTY						
1274/1124	11/17/2004	WD	Q	I		1,030,000
GRANTOR: DRAHEIM JAMES R SR TR						
GRANTEE: THE TRUST FOR PUBLI						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] L39 U2 N2 L66 U2 S16 E2 BAS=[YR=1993] S35 E6 STP=[YR=1993] S4 E4 N4 W4$ E9 S11 E11 FOP=[YR=1993] E11 N11 W11 S11$ N11 E11 S12 UOP=[YR=1993] S15 E8 N15 W8$ E8 S29 UOP=[YR=1993] W5 S14 E10 N4 W5 N10$ S10 E36 CAN=[YR=1993] E14 N6 W14 S6$ N6 E22 N64 W40 N16 W63$ E63 S16 E40 N26$.

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	949.00	SF	5.20	5.20	100	1960	1960	3	20	987	
2	1123	CB 8"	0	0	0	0	244.00	SF	6.15	6.15	100	1960	1960	3	20	300	
3	0811	CONCRETE B	0	0	0	0	587.00	SF	5.20	5.20	100	1980	1980	3	32.5	992	
4	0446	BOX FNC 6'	0	0	0	0	16.00	LF	20.00	20.00	100	2000	2000	3	20	64	
5	0819	CONC 12"	0	0	7	2	14.00	SF	9.50	9.50	100	1990	1990	3	59.5	79	
6	0422	CL FNC 4'	0	0	0	0	84.00	LF	15.00	15.00	100	2013	2013	3	85	1,071	
7	0422	CL FNC 4'	0	0	0	0	115.00	LF	15.00	15.00	100	2013	2013	3	85	1,466	
8	0415	BEACHWALK	0	0	0	0	1,014.00	SF	5.75	5.75	100	2016	2016	3	74	4,315	
9	0350	CARPORT WD	0	0	0	0	103.00	SF	13.00	13.00	100	2016	2016	3	74	991	

TOTAL OB/XF 10,265

LAND DESCRIPTION

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	008600	C	COUNTY	0	0006	ROS	0.00	131.00	105.00	FF		1.00	1.00	1.00	18,000.00	18,000.00	1,890,000							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,890,000 Market: 0 Agricultural: 0 Common: 1,890,000 PRINTED 08/06/2024 BY SYS