BLOCK 1 LOT 7
AMERICAN BEACH SUB #1 PB 2/42

AMERICAN BEACH HOLDINGS LLC
2380 JAMESTOWN RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-010A-0001-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	900,000
TOTAL MARKET VALUE	900,000
SOH/AGL Deduction	255,796
ASSESSED VALUE	644,204
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	644,204
TOTAL JUST VALUE	900,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	900,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21043	DEMOLITION	6,800	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2272/0564	4/22/2019	WD	U	V	11	100
GRANTOR: RIDDELL WILLIAM G JR						
GRANTEE: AMERICAN BEACH HOLD						
1858/1357	5/28/2013	WD	Q	V	02	285,000
GRANTOR: CITIZENS TRUST BANK						
GRANTEE: RIDDELL WILLIAM G J						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

5436 GREGG ST, FERNANDINA BEACH

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	RES OCEAN	0		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	18,000.00	18,000.00	900,000							

REVIEW DATE 03/12/2024 BY MLU Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 07/30/2025 BY SYS