

MORRISON GREGORY B & DEBRA
5476 GREGG ST
FERNANDINA BEACH, FL 32034

00-00-30-010A-0002-0140

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY									
Exterior Wall 16 WD FR STUC 100										0900 01 3,340 111.8628 147.66 493,184 2005 2005 0 0 0 9.50 90.50										STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2021										Heated Area: 2772 HX Base Yr 2021									
Roof Cover 03 COMP SHNGL 100										7 33 7										UQP 2005									
Interior Wall 05 DRYWALL 100										18 15 15										FUS 2018									
Interior Floo 11 CLAY TILE 60										10 16 16										FUS 2018									
Interior Floo 14 CARPET 40										20 43 43										FUS 2005									
Air Condition 03 CENTRAL 100										16 5 5										FUS 2005									
Heating Type 04 AIR DUCTED 100										18 13 7 11										FUS 2005									
Bedrooms 3 100										14 11 4 4										PTO 2005 FOP 2005									
Bathrooms 3 100										13 5 5 5 11 26										BAS 2018 UOP 2018									
Frame 02 WOOD FRAME 100										33 33 10 16 43										FUS 2005									
Stories 3. 3. 100										13 13 11 6 6										FOP 2018									
Units 0 100										13 13 11 6 6										FOP 2018									
Occupancy 00 NONE 100										13 13 11 6 6										FOP 2018									
Quality 04 Quality Level 04										13 13 11 6 6										FOP 2018									
DOR CODE 0100 SINGLE FAMILY										13 13 11 6 6										FOP 2018									
MAP NUM MKT AREA 03										13 13 11 6 6										FOP 2018									
NEIGHBORHOOD/LOC 3038.00										13 13 11 6 6										FOP 2018									
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE										13 13 11 6 6										FOP 2018									
BAS 144 100 2005 144 19,243										13 13 11 6 6										FOP 2018									
BAS 170 100 2018 170 22,717										13 13 11 6 6										FOP 2018									
FCP 253 25 2005 63 8,419										13 13 11 6 6										FOP 2018									
FCP 429 25 2005 107 14,299										13 13 11 6 6										FOP 2018									
FOP 66 30 2005 20 2,672										13 13 11 6 6										FOP 2018									
FOP 230 30 2005 69 9,221										13 13 11 6 6										FOP 2018									
FST 100 55 2005 55 7,350										13 13 11 6 6										FOP 2018									
FST 171 55 2005 94 12,561										13 13 11 6 6										FOP 2018									
FUS 1,004 100 2005 1,004 134,167										13 13 11 6 6										FOP 2018									
FUS 1,274 100 2005 1,274 170,248										13 13 11 6 6										FOP 2018									
TOTALS 5,048 3,340 446,332										13 13 11 6 6										FOP 2018									
EXTRA FEATURES										5476 GREGG ST, FERNANDINA BEACH										BLD DATE LGL DATE 03/12/2024 MLU									
L N 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										13 13 11 6 6										FOP 2018									
1 0812 CONCRETE C 0 100 0 0 1,124.00 SF 4.00 4.00 100 2005 2005 3 84 3,777										13 13 11 6 6										FOP 2018									
2 0450 PREFAB FNC 0 100 0 0 39.00 LF 8.00 8.00 100 2005 2005 3 22 69										13 13 11 6 6										FOP 2018									
LAND DESCRIPTION										TOTAL OB/XF 3,846										FOP 2018									
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV										13 13 11 6 6										FOP 2018									
1 000120 C RES OCEAN 100 RSF-2 50.00 100.00 50.00 FF 1.00 1.00 1.00 18,000.00 18,000.00 900,000										13 13 11 6 6										FOP 2018									
REVIEW DATE 01/11/2024 BY KBA Total Acres: 0.00 Total Land Value: 900,000 Market: 0 Agricultural: 0 Common: 900,000 PRINTED 07/30/2025 BY SYS										13 13 11 6 6										FOP 2018									