

BLOCK 4 LOT 28
IN OR 742/372 & OR 1938/1
AMERICAN BEACH SUB #1 PB 2/42

OWENS LARNEY E III/OWENS JOHN EUGENE ET AL
125 TRIAL POINT CIRCLE
FAYETVILLE, GA 30214

2025

00-00-30-010A-0004-0280



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	240	15	1995	36	3,606
BAS	1,008	100	1995	1,008	100,974
FOP	192	30	1995	58	5,810
STR	48	10	1995	5	501
UCP	942	20	2011	188	18,832
TOTALS	2,430			1,295	129,724

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,295	116.4800	116.48	150,842	1995	1995		0	0	14.00	86.00	
1 SINGLE FAM - 0% - 0													
Heated Area: 1008													
HX Base Yr													
5425 GREGG ST, FERNANDINA BEACH													
BLD DATE: 04/15/2024 MLU													

EXTRA FEATURES										5425 GREGG ST, FERNANDINA BEACH				INC DATE				AG DATE			
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				
1	0810	CONCRETE A	0	0	8	5	40.00	SF	6.50	6.50	100	1995	1995	3	68	177					
2	0811	CONCRETE B	0	0	0	0	1,256.00	SF	5.20	5.20	100	1997	1997	3	72	4,702					