BLK 2 LOT 11
IN OR 664/1092
AMERICAN BEACH #3 UNIT 1

DOLLISON BOBBY/
5553 GREGG STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-010C-0002-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 70
Interior Wall	03	PLASTER 30
Interior Floo	05	ASPH TILE 90
Interior Floo	11	CLAY TILE 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
Units		17 100
BUD8 Adjustme	05	DIST 1A 100
Quality	02	Quality Level 02

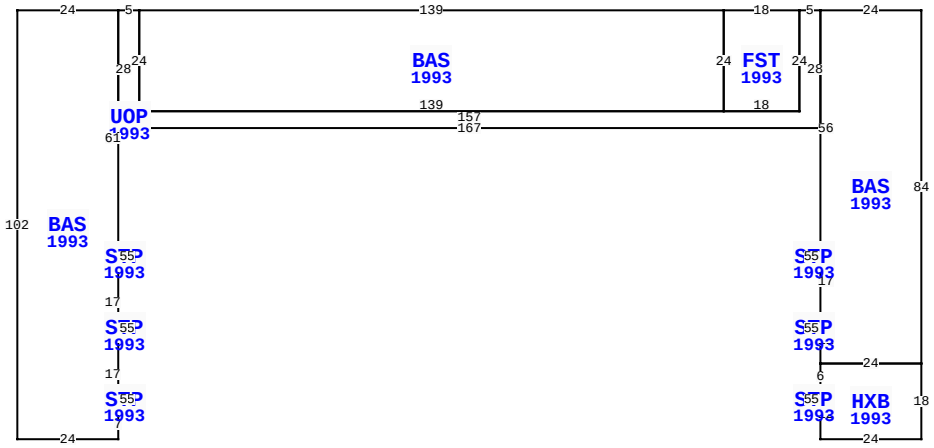
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100	1993	2,016	23,998
BAS	2,448	100	1993	2,448	29,141
BAS	3,336	100	1993	3,336	39,712
FST	432	55	1993	238	2,833
HXB	432	100	1993	432	5,143
STP	15	10	1993	2	24
STP	15	10	1993	2	24
STP	15	10	1993	2	24
STP	15	10	1993	2	24
STP	15	10	1993	2	24
TOTALS	9,662			8,664	103,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0301	03	8,664	70.0200	59.52	515,681	1950	1950	0	0	45	37.00	20.00

1 APARTMENT – 0% - 1990 Heated Area: 8232 HX Base Yr 1990



** This building has 12 Sub-Areas

5553 GREGG ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE	06/03/2024 REA	AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		152,479
TOTAL MARKET OB/XF VALUE		7,717
TOTAL LAND VALUE - MARKET		2,572,500
TOTAL MARKET VALUE		2,732,696
SOH/AGL Deduction		2,336,898
ASSESSED VALUE		395,798
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		345,076
TOTAL JUST VALUE		2,732,696
NCON VALUE		0
INCOME VALUE		1,829,782
PREVIOUS YEAR MKT VALUE		2,731,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0664/1092	8/06/1992	RD	U	I	10	100
GRANTOR: FLA DEPT INSURANCE						
GRANTEE: DOLLISON BOBBY						
0297/0182	8/01/1979	WD	U	I		185,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 UOP=[YR=1993] W5 FST=[YR=1993] W18
BAS=[YR=1993] W139 S24 E139 N24$ S24E18N24$ S24 W157 N24 W5
BAS=[YR=1993] W24 S102 E24 N7 STP=[YR=1993] E3 N5 W3 S5$ N17
STP=[YR=1993] E3 N5 W3 S5$ N17 STP=[YR=1993] E3 N5 W3 S5$
N61$ S28 E167 N28$ S56 STP=[YR=1993] W3 S5 E3 N5$ S17
STP=[YR=1993] W3 S5 E3 N5$ S11 HXB=[YR=1993] S6 STP=[YR=1993]
W3 S5 E3 N5$ S12 E24 N18 W24$E24 N84 $.

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	0803	ASPHALT C	0	0	0	0	4,970.00	SF	2.00	2.00	40	1950	1950	3	20	1,988	
2	0801	ASPHALT A	0	0	0	0	260.00	SF	3.00	3.00	40	1988	1988	3	20	156	
3	0812	CONCRETE C	0	0	0	0	3,226.00	SF	4.00	4.00	100	1950	1950	3	20	2,581	
4	1123	CB 8"	0	100	0	0	1,467.00	SF	6.15	6.15	100	1950	1950	3	20	1,804	
5	0940	SHEDS/PORT	0	100	18	11	198.00	SF	30.00	30.00	100	1950	1950	3	20	1,188	

LAND DESCRIPTION

TOTAL OB/XF 7,717

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	000300	C	MULTI-FAMILY	100		RG-1	350.00	200.00	350.00	FF		1.00	1.00	0.70	10,500.00	7,350.00	2,572,500							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 2,572,500 Market: 0 Agricultural: 0 Common: 2,572,500 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

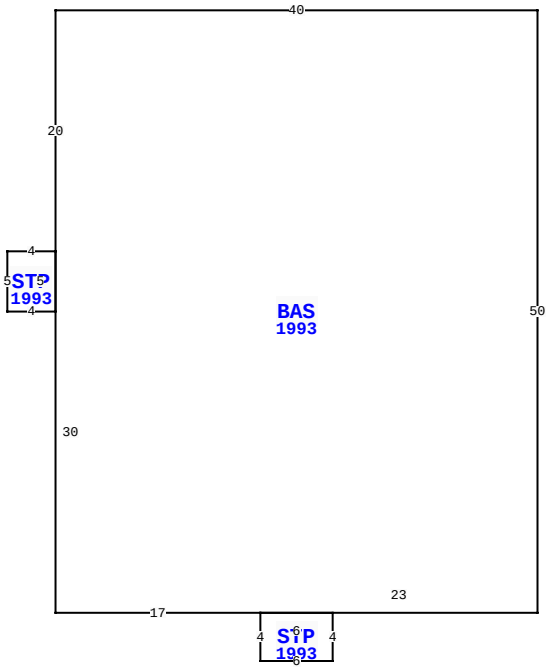
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	1993	2,000	49,245
STP	20	10	1993	2	49
STP	24	10	1993	2	49
TOTALS	2,044			2,004	49,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,004	73.5000	73.50	147,294	1966	1966	0	0	35	31.50	33.50

2 SINGLE FAM – 100% - 1990 Heated Area: 2000 HX Base Yr 1990



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GRANTEE: DOLLISON BOBBY						
0297/0182	8/01/1979	WD	U	I		185,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S20 STP=[YR=1993] W4 S5 E4 N5$ S30 E17
STP=[YR=1993] S4 E6 N4 W6$ E23 N50$.

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

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 2,572,500 Market: 0 Agricultural: 0 Common: 2,572,500 PRINTED 07/30/2025 BY SYS