BLOCK 2 LOT 14
AMERICAN BEACH #3 UNIT #1
PB3/19

MOORE ADRIENNE H/WILEY LEON COLLIN ET AL
1073 WOODBRIDGE HOLLOW RD
JACKSONVILLE, FL 32218

2025

00-00-30-010C-0002-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

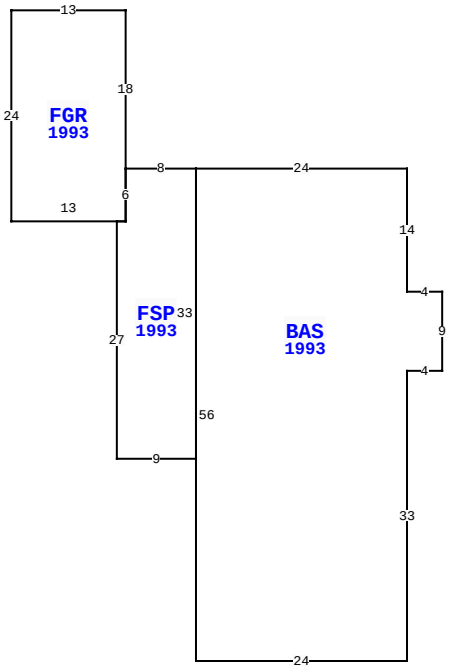
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1993	1,380	88,493
FGR	312	55	1993	172	11,030
FSP	291	40	1993	116	7,439
TOTALS	1,983			1,668	106,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,668	95.0000	95.00	158,460	1959	1959	0	0	0	32.50	67.50

1 TOWNHOUSE - 0% - 2023 Heated Area: 1380 HX Base Yr



5577 GREGG ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	106,960
TOTAL MARKET OB/XF VALUE	3,343
TOTAL LAND VALUE - MARKET	525,000
TOTAL MARKET VALUE	635,303
SOH/AGL Deduction	0
ASSESSED VALUE	635,303
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	635,303
TOTAL JUST VALUE	635,303
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	630,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5786	CHNGE SRVC	0	03/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/1780	11/14/2023	QC	U	I	11	100
GRANTOR: WILEY LEON COLLIN						
GRANTEE: MOORE ADRIENNE H						
2604/1400	8/01/2022	QC	U	I	11	100
GRANTOR: MOORE ADRIENNE THEODO						
GRANTEE: WILEY LEON COLLIN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N14 W24 FSP=[YR=1993] W8 FGR=[YR=1993] N18 W13 S24 E13 N6 $ S6 W1 S27 E9 N33 $ S56 E24 N33 E4 N9 $.

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	0810	CONCRETE A	0	0	0	0	41.00	SF	6.50	6.50	100	1959	1959	3	20	53	
2	1242	WD DECK A	0	0	0	0	106.00	SF	12.50	12.50	100	2010	2010	3	40	530	
3	0812	CONCRETE C	0	0	92	10	920.00	SF	4.00	4.00	100	1999	1999	3	75	2,760	

LAND DESCRIPTION

TOTAL OB/XF 3,343

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	000100	C	RES	0		RG-1	50.00	100.00	50.00	FF		1.00	1.00	1.00	10,500.00	10,500.00	525,000							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 525,000 Market: 0 Agricultural: 0 Common: 525,000 PRINTED 07/30/2025 BY SYS