BLOCK 2 LOT 21
AMERICAN BEACH #3 UNIT 1
PB 3/19

LOVALLO ADAM
5603 GREGG ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-010C-0002-0210

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	09	PINE WOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	06	Quality Level 06

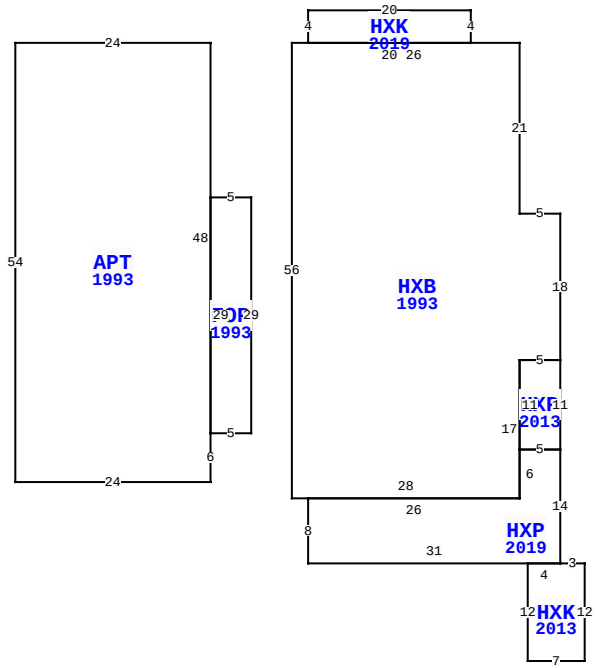
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,296	100	1993	1,296	325,223
FOP	145	30	1993	44	11,042
HXB	1,658	100	1993	1,658	416,065
HXK	84	10	2013	8	2,007
HXK	80	10	2019	8	2,007
HXP	55	30	2013	16	4,015
HXP	278	30	2019	83	20,828
TOTALS	3,596			3,113	781,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	12	3,113	198.0300	261.40	813,738	1965	2016	0	0	0	4.00	96.00

1 DUPLEX - 56.97% - 2022 Heated Area: 2954 HX Base Yr 2022



5603 GREGG ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		781,188
TOTAL MARKET OB/XF VALUE		25,449
TOTAL LAND VALUE - MARKET		525,000
TOTAL MARKET VALUE		1,331,637
SOH/AGL Deduction		314,541
ASSESSED VALUE		1,017,096
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		966,374
TOTAL JUST VALUE		1,331,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,294,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903873	REMODEL	25,000	04/17/2019
B1903719	BALCONY	14,000	04/15/2019
B1326883	4 TO 2	40,500	02/01/2013
P1316326	NEW CONSTR	0	01/01/2013
R1213094	ROOF	7,370	08/01/2012
B9602626	REPAIR/RRF	40,000	03/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2436/1208	2/23/2021	WD	Q	I	02	899,000
GRANTOR: DILLON CHRISTOPHER S						
GRANTEE: LOVALLO ADAM						
1866/1021	5/09/2013	WD	Q	I	02	300,000
GRANTOR: DERNLAN IRA LLC						
GRANTEE: DILLON CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W24 S54 E24 N6 FOP=[YR=1993] E5 N29 W5 S29$ N48$ PTR=E10 HXB=[YR=1993] E2HXK=[YR=2019] N4 E20S4 W20$ E26 S21 E5 S18 HXP=[YR=2013] S11 HXP=[YR=2019] S14 HXK=[YR=2013] E3 S12 W7 N12 E4$ W31 N8 E26 N6 E5$ W5 N11 E5$ W5 S17 W28 N56$ W10$.

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	0855	CONC PAVER	0	100	0	0	3,536.00	SF	7.00	7.00	100	2019	2019	3	97	24,009	
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	1975	1975	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 25,449

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	000820	C	APARTMENTS	100		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 08/15/2019 BY DJ Total Acres: 0.00 Total Land Value: 525,000 Market: 0 Agricultural: 0 Common: 525,000 PRINTED 07/30/2025 BY SYS