BLOCK 1 LOT 9
IN OR 1674/1097
AMERICAN BEACH SUB #1 PB 2/42

MCCLUNG ANGELA/LOWRY LENORA
5775 ORLY TERRACE
COLLEGE PARK, GA 30349

2026

00-00-30-010A-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

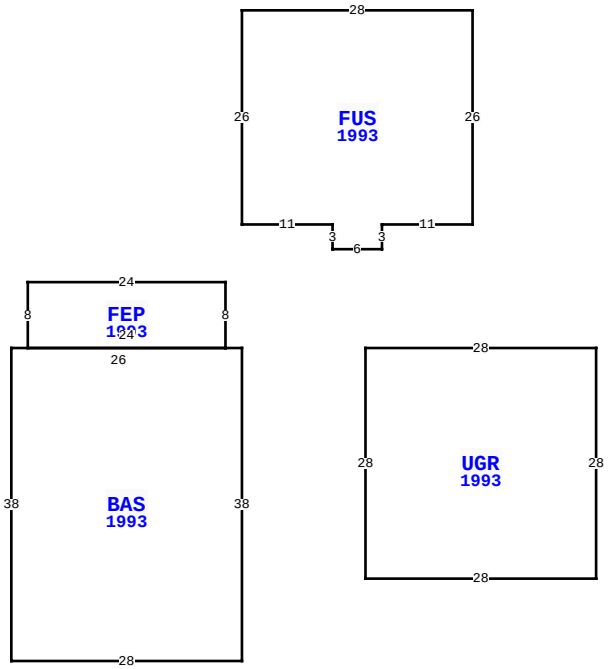
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,064	100	1993	1,064	33,343
FEP	192	80	1993	154	4,826
FUS	746	100	1993	746	23,377
UGR	784	45	1993	353	11,062
TOTALS	2,786			2,317	72,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,317	57.1500	60.01	139,043	1938	1938	0	0	0	47.78	52.22

1 SINGLE FAM 0% - 0 Heated Area: 1810 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/05/2026 MLU
AG DATE	

5448 GREGG ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	72,608
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,250,000
TOTAL MARKET VALUE	1,322,608
SOH/AGL Deduction	589,614
ASSESSED VALUE	732,994
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	732,994
TOTAL JUST VALUE	1,322,608
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	970,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1674/1097	4/26/2010	QC	U	I	11	100
GRANTOR: LEWIS TINA & ANGELA M						
GRANTEE: MCCLUNG ANGELA & LE						
1267/0992	10/20/2004	QC	Q	I	06	100
GRANTOR: MCCLUNG ANGELA & LENO						
GRANTEE: MCCLUNG ANGELA & TI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FEP=[YR=1993] N8 W24 S8 E24$ W26 S38 E28 N38$ PTR=E15 UGR=[YR=1993] E28 S28 W28 N28$ W15$ PTR=N15 FUS=[YR=1993] N26 E28 S26 W11 S3 W6 N3 W11$ S15$.

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
1	000120	C	RES OCEAN	0		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	25,000.00	25,000.00	1,250,000							

REVIEW DATE 01/11/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,250,000 Market: 0 Agricultural: 0 Common: 1,250,000 PRINTED 07/09/2026 BY SYS