BLOCK 2 LOT 13
OR 84 PG 689
AMERICAN BEACH SUB 1 PB 2/42

FLUKER N E SR & JOHNNIE M
C/O NICHOLAS E FLUKER JR, 7027 ROSE LAKE CIR
DOUGLASVILLE, GA 30134

2026

00-00-30-010A-0002-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

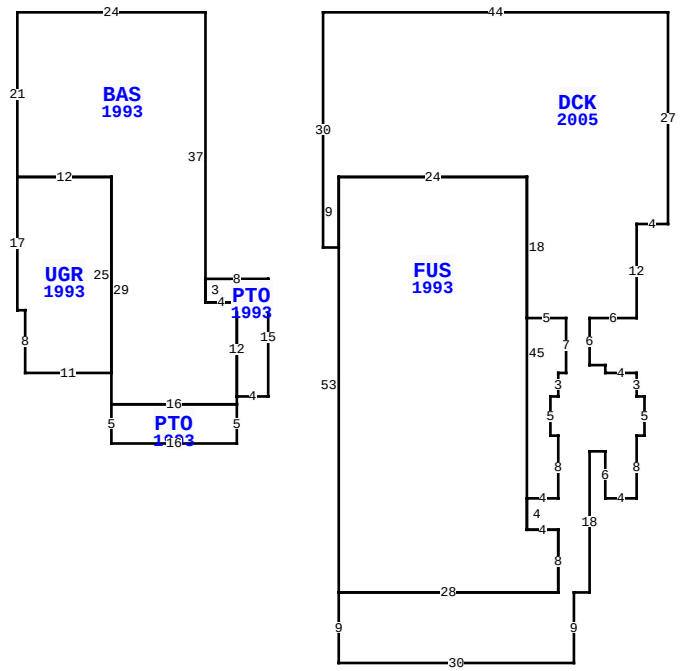
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	08	WD ON PLY 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	904	100	1993	904	49,678
DCK	1,733	10	2005	173	9,507
FUS	1,304	100	1993	1,304	71,659
PTO	72	5	1993	4	220
PTO	80	5	1993	4	220
UGR	292	45	1993	131	7,199
TOTALS	4,385			2,520	138,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,520	91.8650	96.46	243,079	1948	1948	0	0	0	43.03	56.97

1 SINGLE FAM 0% - 0 Heated Area: 2208 HX Base Yr



5472 GREGG ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	138,482
TOTAL MARKET OB/XF VALUE	80
TOTAL LAND VALUE - MARKET	1,250,000
TOTAL MARKET VALUE	1,388,562
SOH/AGL Deduction	595,870
ASSESSED VALUE	792,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	792,692
TOTAL JUST VALUE	1,388,562
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,033,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7960	ADDITION	1,120	03/25/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1714/1278	12/13/2010	QC	U	I	11	100
GRANTOR: FLUKER ANDREW D SR						
GRANTEE: FLUKER NICHOLAS E J						
1714/1276	12/13/2010	QC	U	I	11	100
GRANTOR: FLUKER CARLTON						
GRANTEE: FLUKER NICHOLAS E J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S21 UGR=[YR=1993] S17 E1 S8 E11 N25 W12$ E12 S29 PTO=[YR=1993] S5 E16 N5 W16$ E16 N1 PTO=[YR=1993] E4 N15 W8 S3 E4 S12$ N12 W4 N37$ PTR= E15 DCK=[YR=2005] E44 S27 W4 S12 W6 S6 E2 S1 E4 S3 E1 S5 W1 S8 W4 N6 W2 S18 W2 S9 W30 N9 FUS=[YR=1993] N53 E24 S45 E4 S8 W28$ E28 N8 W4 N4 E4 N8 W1 N5 E1 N3 E1 N7 W5 N18 W24 S9 W2 N30 $ W15 $.

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	1242	WD DECK A	0	0	8	5	40.00	SF	10.00	10.00	100	1992	1992	3	20	80	

LAND DESCRIPTION

TOTAL OB/XF 80

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,250,000 Market: 0 Agricultural: 0 Common: 1,250,000 PRINTED 07/09/2026 BY SYS