BLOCK 4 LOT 26
AMERICAN BEACH SUB #1 PB 2/42

DAWKINS MICHAEL & LASHANDA
972 WILLOWOOD LN SW
ATLANTA, GA 30331

2026

00-00-30-010A-0004-0260

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	613,125
TOTAL MARKET VALUE	613,125
SOH/AGL Deduction	14,674
ASSESSED VALUE	598,451
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	598,451
TOTAL JUST VALUE	613,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	572,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25200	DEMOLITION	1,500	10/01/2011
R002644	REPAIR/RRF	0	07/01/2000
0257	CHNGE SRVC	500	06/01/1993
8468	CHNGE SRVC	0	10/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2506/0697	10/12/2021	WD	U	V	30	106,600
GRANTOR: 5431 GREGG ST LLC						
GRANTEE: DAWKINS MICHAEL & L						
2166/1565	1/22/2016	WD	U	V	30	23,700
GRANTOR: DAWKINS ARNIKA						
GRANTEE: 5431 GREGG ST LLC						

5431 GREGG ST, FERNANDINA BEACH

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

BUILDING NOTES

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

BUILDING DIMENSIONS

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	000100	C	RES	0		RSF-2	50.00	125.00	50.00	FF		1.00	1.00	1.09	11,250.00	12,262.50	613,125							

REVIEW DATE 05/05/2026 BY MLU Total Acres: 0.00 Total Land Value: 613,125 Market: 0 Agricultural: 0 Common: 613,125 PRINTED 07/09/2026 BY SYS