BLOCK 4 LOT 28
IN OR 742/372 & OR 1938/1
AMERICAN BEACH SUB #1 PB 2/42

OWENS LARNEY E III/OWENS JOHN EUGENE ET AL
125 TRIAL POINT CIRCLE
FAYETTEVILLE, GA 30214

2026

00-00-30-010A-0004-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

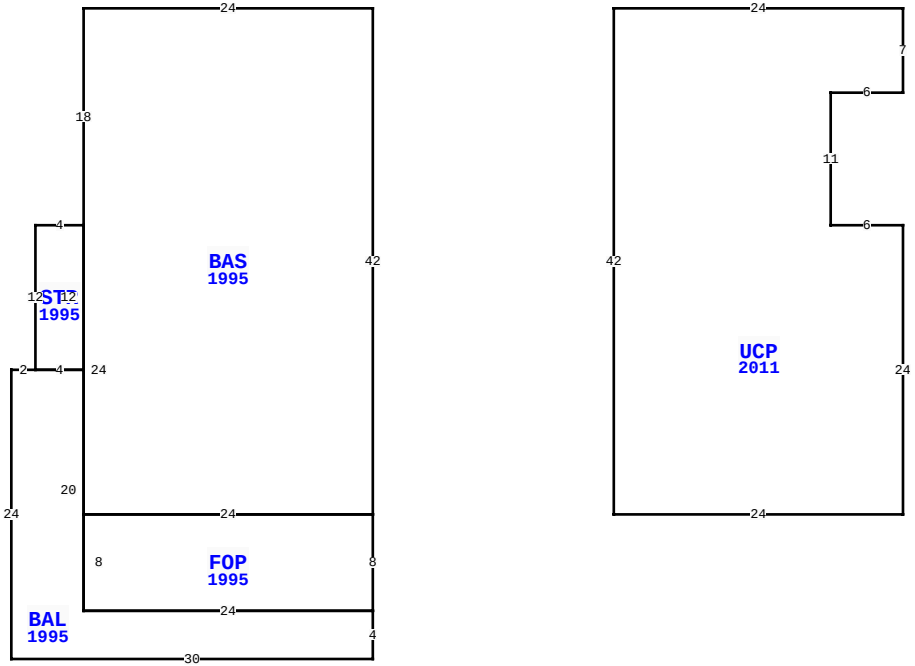
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	240	15	1995	36	3,765
BAS	1,008	100	1995	1,008	105,403
FOP	192	30	1995	58	6,065
STR	48	10	1995	5	523
UCP	942	20	2011	188	19,658
TOTALS	2,430			1,295	135,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,295	116.4800	122.30	158,378	1995	1995	0	0	0	14.50	85.50

1 SINGLE FAM 0% - 0 Heated Area: 1008 HX Base Yr



5425 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	135,413
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	613,125
TOTAL MARKET VALUE	748,538
SOH/AGL Deduction	221,164
ASSESSED VALUE	527,374
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	527,374
TOTAL JUST VALUE	748,538
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	706,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502178	ADDITION	2,200	08/01/1995
B9501770	NEW CONSTR	57,560	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0742/0372	10/23/1995	WD	Q	V	01	100
GRANTOR: OWENS LARNEY E & JOHN						
GRANTEE: OWENS LARNEY E JR &						
0724/1517	3/01/1995	QC	Q	V	01	100
GRANTOR: OWENS WILHELMINA R						
GRANTEE: OWENS LARNEY E & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W24 S18 STR=[YR=1995] W4 S12 BAL=[YR=1995] W2 S24 E30 N4 FOP=[YR=1995] N8 W24 S8 E24$ W24 N20 W4$ E4 N12$ S24 E24 N42 $ PTR=E20 UCP=[YR=2011] E24 S7 W6 S11 E6 S24 W24 N42$ W20$.

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 613,125 Market: 0 Agricultural: 0 Common: 613,125 PRINTED 07/09/2026 BY SYS