

LOVALLO ADAM/BURKE CATHERINE FRATESSA
5592 GREGG STREET
FERNANDINA BEACH, FL 32034

00-00-30-010C-0001-0220

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 70

Exterior Wall17CB STUCCO 30

RooF Structur03GABLE/HIP 100

Roof Cover02ROLL COMP 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 70

Interior Floor14CARPET 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms3.5100

Frame02WOOD FRAME 70

Frame03MASONRY 30

Stories3.3.100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA03

NEIGHBORHOOD/LOC3038.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAL147152026224,527

BAL252152026387,820

BAS406100202640683,547

FGR1,260552026693142,606

FOP2883020268617,697

FOP36030202610822,224

FOP36030202610822,224

FUS1,60510020261,605330,277

FUS1,65610020261,656340,772

STR117102026122,469

TOTALS6,5684,746976,632

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500114,746123.9638205.78976,632202520250000.00100.00

1 SFR CUST100% - 2026Heated Area: 3667HX Base Yr 2026

36

10

13

29

14

7

22

36

10

13

14

29

14

7

22

FOP2026

FGR2026

BAS2026

36

20

13

16

15

21

47

36

20

13

9

13

9

16

21

47

BAL2026

FOP2026

STR2026

FUS2026

36

8

13

16

15

21

48

36

8

13

9

13

9

16

21

48

FOP2026

STR2026

BAL2026

FUS2026

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE976,632

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET1,250,000

TOTAL MARKET VALUE2,226,632

SOH/AGL Deduction262,502

ASSESSED VALUE1,964,130

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE1,912,719

TOTAL JUST VALUE2,226,632

NCON VALUE976,632

INCOME VALUE

PREVIOUS YEAR MKT VALUE900,000

PERMIT NUMDESCRIPTIONAMTISSUED

B240011451SFR 3860791,12610/11/2024

3346NEW CONSTR001/04/1989

5101NEW CONSTR31,50908/12/1988

C0250011735

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

2552/10903/14/2022WDQI021,050,000

GRANTOR: WATKINS J BRUCE & MUR

GRANTEE: LOVALLO ADAM & CATH

2552/10923/11/2022SWUI11100

GRANTOR: WATKINS MURIEL P/R OF

GRANTEE: LOVALLO ADAM & CATH

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2026;ORIG=180,-12] S22 E9 S13 W9 S16 E15 N3 E21 N48 W36 \$

FUS=[YR=2026;ORIG=120,0] S20 E9 S13 W9 S16 E15 N2 E21 N47 W36 \$

FGR=[YR=2026;ORIG=60,10] S13 E14 S29 S7 E22 N49 W36 \$

BAS=[YR=2026;ORIG=74,52] W14 N29 E14 S29 \$

FOP=[YR=2026;ORIG=96,10] N10 W36 S10 E36 \$

FOP=[YR=2026;ORIG=156,0] N10 W36 S10 E36 \$

FOP=[YR=2026;ORIG=180,-20] S8 E36 N8 W36 \$

BAL=[YR=2026;ORIG=120,-10] E36 N7 W36 S7 \$

BAL=[YR=2026;ORIG=216,36] S7 W21 N7 E21 \$

STR=[YR=2026;ORIG=129,20] W9 S13 E9 N13 \$

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPCTADJ TDPPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETH OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000120CRES OCEAN100RG-150.00154.0050.00FF1.001.001.0025,000.0025,000.001,250,000

REVIEW DATE01/22/2026BYHSTotal Acres: 0.00Total Land Value: 1,250,000Market: 0Agricultural: 0Common: 1,250,000PRINTED 07/09/2026 BY SYS