BLOCK 1 LOT 28
IN OR 1265/127 & OR 2091/1444
AMERICAN BEACH 3 UNIT 1

HUGHES ANTHONY ET AL/PERRY CHARLIE JAMES II
441 W 16TH STREET
JACKSONVILLE, FL 32206

2026

00-00-30-010C-0001-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

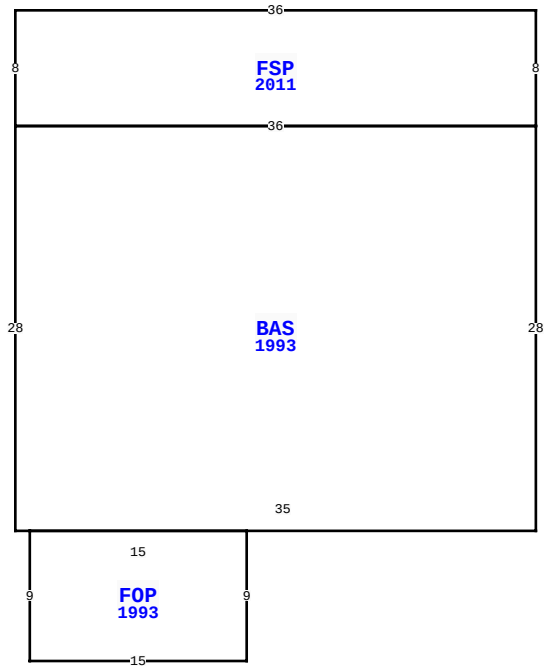
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1993	1,008	107,437
FOP	135	30	1993	40	4,263
FSP	288	40	2011	115	12,257
TOTALS	1,431			1,163	123,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,163	118.7200	124.66	144,980	1969	1996	0	0	0	14.50	85.50

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



5614 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	123,958
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,250,000
TOTAL MARKET VALUE	1,373,958
SOH/AGL Deduction	581,762
ASSESSED VALUE	792,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	792,196
TOTAL JUST VALUE	1,373,958
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,019,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P951170	NEW CONSTR	0	10/01/1995
B9502298	REPAIR/RRF	2,000	10/01/1995
B9502313	REPAIR/RRF	2,000	10/01/1995
B9501875	REMODEL	40,000	04/01/1995
8756	REPAIR/RRF	1,200	03/15/1993
5856	CHNGE SRVC	0	04/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2091/1444	12/29/2016	QC	U	I	11	100
GRANTOR: PERRY WILLIAM CHARLIE						
GRANTEE: HUGHES ANTHONY						
1797/1124	6/11/2012	QC	U	I	11	100
GRANTOR: BROOKS ALBERTHA W						
GRANTEE: HUGHES ANTHONY						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2011] W36 S8 BAS=[YR=1993] S28 E1 FOP=[YR=1993] S9 E15 N9 W15 $ E35 N28 W36 $ E36 N8 $.

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		RG-1	50.00	158.00	50.00	FF		1.00	1.00	1.00	25,000.00	25,000.00	1,250,000							

REVIEW DATE 01/12/2024 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