BLOCK 2 LOT 12
IN OR 1644/106
AMERICAN BEACH 3 UNIT 1

NELSON TONY D & JANICE R FAMILY TRUST/NELSON TONY
4561 HUNTERSTON LN
JACKSONVILLE, FL 32224

2026

00-00-30-010C-0002-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

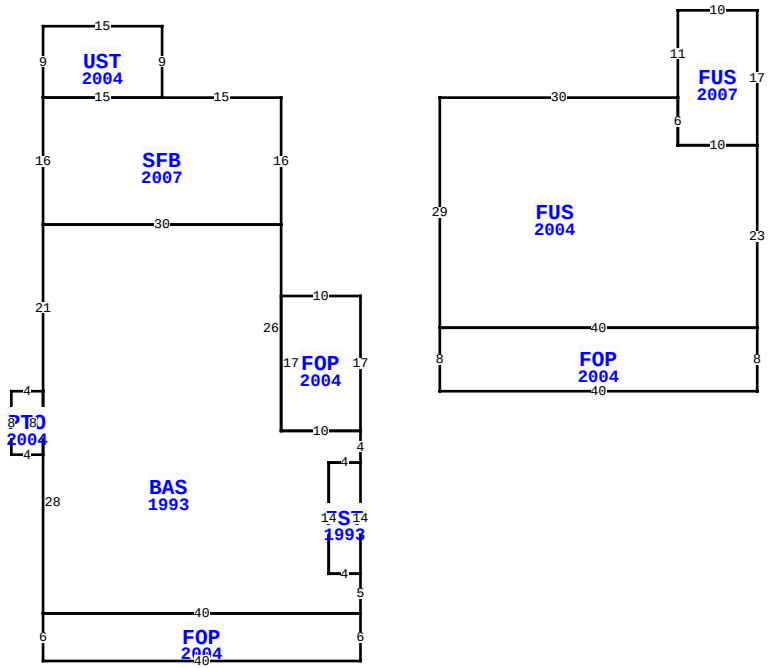
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	1,644	100	1993	1,644	201,734
FOP	170	30	2004	51	6,258
FOP	240	30	2004	72	8,835
FOP	320	30	2004	96	11,780
FST	56	55	1993	31	3,804
FUS	1,100	100	2004	1,100	134,980
FUS	170	100	2007	170	20,860
PTO	32	5	2004	2	246
SFB	480	80	2007	384	47,120
UST	135	45	2004	61	7,485
TOTALS	4,347			3,611	443,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,611	102.0600	141.86	512,256	1984	1998	0	0	0	13.50	86.50

1 SNGL FAM 0% - 0 Heated Area: 3298 HX Base Yr



5569 GREGG ST, FERNANDINA BEACH

BLD DATE	05/15/2008 DJ	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	443,101
TOTAL MARKET OB/XF VALUE	7,004
TOTAL LAND VALUE - MARKET	675,000
TOTAL MARKET VALUE	1,125,105
SOH/AGL Deduction	279,780
ASSESSED VALUE	845,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	845,325
TOTAL JUST VALUE	1,125,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,069,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20650	REMODEL	11,899	10/01/2007
R035501	REPAIR/RRF	8,000	10/01/2003
B0311356	REMODEL	115,000	06/01/2003
0258	CHNGE SRVC	500	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1644/0106	10/07/2009	WD	U	I	30	100
GRANTOR: NELSON TONY D & JANIC						
GRANTEE: NELSON TONY D TRUST						
1626/1562	6/25/2009	QC	U	I	11	100
GRANTOR: NELSON GLADYS ETAL						
GRANTEE: NELSON TONY D & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2007] W15 UST=[YR=2004] N9 W15 S9 E15$ W15 S16
BAS=[YR=1993] S21 PTO=[YR=2004] W4 S8 E4 N8$ S28
FOP=[YR=2004] S6 E40 N6 W40$ E40 N5 FST=[YR=1993] N14 W4 S14
E4$ W4 N14 E4 N4 FOP=[YR=2004] N17 W10 S17 E10$ W10 N26 W30$
E30 N16$ PTR=E20 FUS=[YR=2004] E30 FUS=[YR=2007] N11 E10 S17
W10 N6$ S6 E10 S23 FOP=[YR=2004] S8 W40 N8 E40$ W40 N29 $
W20$.

EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	
5	1123	CB 8"	0	0	0	0	198.00	SF	6.15	6.15	100	1990	1990	3	54.5	664	
8	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2005	2005	3	21	1,050	
9	1076	TRELLIS A	0	0	16	20	320.00	SF	7.50	7.50	100	2018	2018	3	95	2,280	

LAND DESCRIPTION

TOTAL OB/XF 7,004

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RG-1	60.00	100.00	60.00	FF		1.00	1.00	1.00	11,250.00	11,250.00	675,000							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 675,000 Market: 0 Agricultural: 0 Common: 675,000 PRINTED 07/09/2026 BY SYS