

PT LOTS 134 & 109 OF OUTLOTS
SUB OF FDNA BEACH UNR IN
OR 2002/280

JONES GREGORY SCOTT/DIBUCCI KIMBERLY A
2116 ALACHUA ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-100B-0006-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

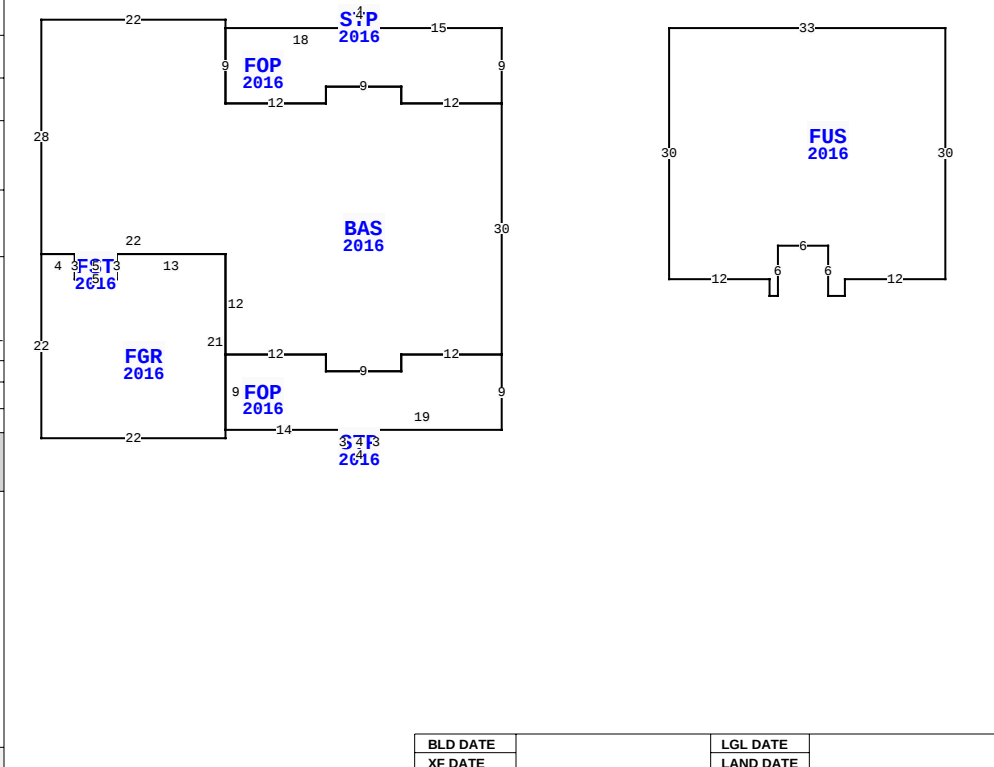
Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1007.00			

TOTALS	3,676		3,050	407,090
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0811	CONCRETE B	0 100	0	0	643.00	SF	5.20	5.20
3	0810	CONCRETE A	0 100	0	0	63.00	SF	6.50	6.50
4	0810	CONCRETE A	0 100	0	0	99.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0007	R-1	100.00	113.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,050	115.8740	137.60	419,680	2016	2016	0	0
1 SNGL FAM - 100% - 2018 Heated Area: 2614 HX Base Yr 2018									



2116 ALACHUA ST, FERNANDINA BEACH					INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	2,000.00	2,000.00	100	2016	2016	3	98	1,960	
643.00	SF	5.20	5.20	100	2016	2016	3	97	3,243	
63.00	SF	6.50	6.50	100	2016	2016	3	97	397	
99.00	SF	6.50	6.50	100	2016	2016	3	97	624	

TOTAL OB/XF										6,224		
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DP	%	TOT	UNIT	ADJ	LA
D	ZONE			LND	TYPE	T	PTH	COND	ADJ	PRICE	UNIT	VA
				UTS			FACT				PRICE	
07	R-1	100.00	113.00	1.00	LT		1.00	1.00	0.95	275,000.00	261,250.00	2

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	407,090								
TOTAL MARKET OB/XF VALUE	6,224								
TOTAL LAND VALUE - MARKET	261,250								
TOTAL MARKET VALUE	674,564								
SOH/AGL Deduction	232,845								
ASSESSED VALUE	441,719								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	391,719								
TOTAL JUST VALUE	674,564								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	581,817								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152385	CO ISSUED	0	04/28/2016
20152385	NEW CONSTR	327,821	10/13/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2002/0280	9/08/2015	WD	Q	V	02	100,000	
GRANTOR:DECOURCEY JOHN M &							
GRANTEE: JONES GREGORY SCOTT							
1615/0475	4/16/2009	WD	Q	V	01	130,000	
GRANTOR: CASERTA JAMES C & MAR							
GRANTEE:DECOURCEY JOHN M &							

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2016] W15 STP=[YR=2016] N2 W4 S2 E4\$ W18 BAS=[YR=2016] N1 W22 S28 FGR=[YR=2016] S22 E22 N1 FOP=[YR=2016] E14 STP=[YR=2016] S3 E4 N3 W4\$ E19 N9 W12 S2 W9 N2 W12 S9\$ N21 W13 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E22 S12 E12 S2 E9 N2 E12 N30 W12 N2 W9 S2 W12 N9\$ S9 E12 N2 E9 S2 E12 N9\$ PTR=E20 FUS=[YR=2016] E33 S30 W12 S2 W2 N6 W6 S6 W1 N2 W12 N30\$ W20\$.									