LOT 12 (EX S20 FT)
IN OR 767/651
ALTA VISTA 2 PB 2/44

MAKLEY DANIEL & ROSANNA
2115 ALACHUA STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-100B-0012-0000

BUILDING CHARACTERISTICS

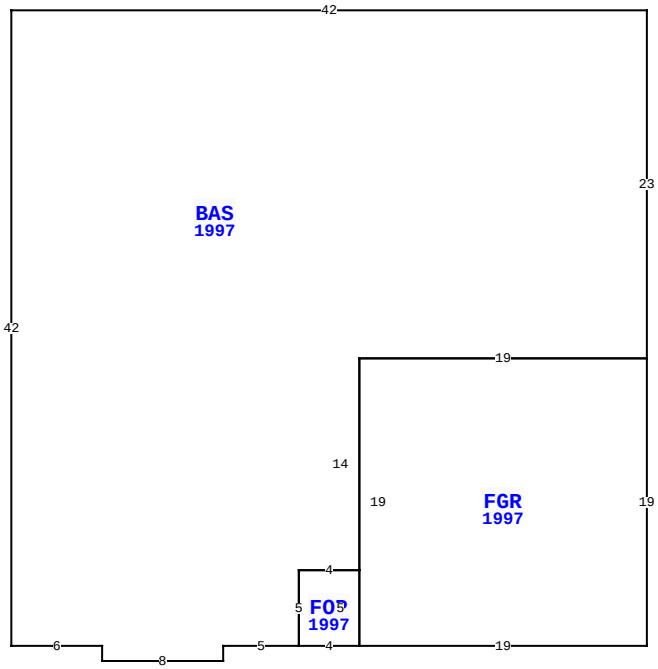
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,391	100	1,391	136,764
FGR	361	55	199	19,566
FOP	20	30	6	590
TOTALS	1,772		1,596	156,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,596	134.0790	121.01	193,132	1997	1997	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 1998 Heated Area: 1391 HX Base Yr 1998



2115 ALACHUA ST, FERNANDINA BEACH

BLD DATE	02/04/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		156,920
TOTAL MARKET OB/XF VALUE		5,003
TOTAL LAND VALUE - MARKET		191,250
TOTAL MARKET VALUE		353,173
SOH/AGL Deduction		211,157
ASSESSED VALUE		142,016
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,016
TOTAL JUST VALUE		353,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060562	H/AC	1,500	03/17/2006
B969975	NEW CONSTR	75,888	08/14/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0767/0651	8/02/1996	WD	Q	V		20,000
GRANTOR: CLARY BEN J & CAROLE						
GRANTEE: MAKLEY DANIEL & ROS						
0617/0921	1/23/1991	WD	Q	V		18,500
GRANTOR: MULLEN DAVID S						
GRANTEE: CLARY BEN & CAROLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W42 S42 E6 S1 E8 N1 E5 FOP=[YR=1997] E4
FGR=[YR=1997] E19 N19 W19 S19 $ N5 W4 S5 $ N5 E4 N14 E19 N23
$.

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
2	0810	CONCRETE A	0	100	0	0	742.00	SF	6.50	6.50	100	1997	1997	3	75	3,617	
3	1242	WD DECK A	0	100	16	16	256.00	SF	10.00	10.00	100	1998	1998	3	20	512	
4	0830	FLAGSTONE	0	100	10	8	80.00	SF	12.00	12.00	100	2009	2009	3	91	874	

LAND DESCRIPTION

TOTAL OB/XF 5,003

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	SFR	100	0007	R-1	100.00	156.00	1.00	LT		1.00	1.00	0.85	225,000.00	191,250.00	191,250							

REVIEW DATE 08/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 191,250 Market: 0 Agricultural: 0 Common: 191,250 PRINTED 08/02/2023 BY SYS