

BLOCK E LOT 2 (EX W27 FT)
IN OR 652 PG 912
ATLANTIC HIGHLANDS SUB

DUFFY THOMAS E & MARY P
2028 ALACHUA STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000E-0020



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,944	100	1,944	156,804
FGR	483	55	266	21,456
FOP	12	30	4	323
FST	121	55	67	5,404
TOTALS	2,560		2,281	183,987

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	1,200.00	SF	6.50	6.50	
4	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	320.00	SF	7.25	7.25	
6	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	
7	0810	CONCRETE A	0	100	112	3	336.00	SF	6.50	6.50	
8	0810	CONCRETE A	0	100	12	20	240.00	SF	6.50	6.50	
9	0756	FEP	0	100	11	20	220.00	SF	27.00	27.00	
10	0940	SHEDS/PORT	0	100	10	9	90.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-1	100.00	152.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,281	109.6620	98.97	225,751	1980	1985	0	0	18.50	81.50
1 SINGLE FAM - 100% - 1993 Heated Area: 1944 HX Base Yr 1993											
2028 ALACHUA ST, FERNANDINA BEACH											

TOTAL OB/XF											
14,288											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2			Tax Dist:				
BUILDING MARKET VALUE			183,987				
TOTAL MARKET OB/XF VALUE			14,288				
TOTAL LAND VALUE - MARKET			261,250				
TOTAL MARKET VALUE			459,525				
SOH/AGL Deduction			281,992				
ASSESSED VALUE			177,533				
TOTAL EXEMPTION VALUE			HX HB		50,000		
BASE TAXABLE VALUE			127,533				
TOTAL JUST VALUE			459,525				
NCON VALUE			1,188				
INCOME VALUE							
PREVIOUS YEAR MKT VALUE			387,286				