

BLOCK E N127.5 FT OF LOT 3 &
N127.5 FT OF W27 FT OF LOT 2
IN OR 1163/965

SPILLANE PATRICK J & ELIZABETH
2018 ALACHUA STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000E-0031



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,534	100	2,534	187,234
FGR	462	55	254	18,768
FOP	64	30	19	1,404
FOP	252	30	76	5,615

TOTALS	3,312	2,883	213,021
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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0861	POOL GUNIT	0 100	0	0	403.00	SF	85.00	85.00	100	1980	1980	3	20	6,851	
3	0812	CONCRETE C	0 100	0	0	1,370.00	SF	4.00	4.00	100	1980	1980	3	35	1,918	
4	0845	KOOL DECK	0 100	0	0	622.00	SF	7.25	7.25	100	1998	1998	3	77	3,472	
5	0476	VF 6 SBPL	0 100	0	0	235.00	LF	32.00	32.00	100	2004	2004	3	66	4,963	
6	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	66	396	
7	0940	SHEDS/PORT	0 100	8	6	48.00	SF	30.00	30.00	100	2010	2010	3	50	720	

LAND DESCRIPTION			TOTAL OB/XF 20,035													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0006	R-1	127.00	127.00	1.00	LT		1.00	1.00	1.10	275,000.00	302,500.00

REVIEW DATE 08/27/2019 BY DJA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,883	103.6350	93.53	269,647	1980	1980	0	0	0 21.00	79.00
1 SINGLE FAM - 100% - 2005 Heated Area: 2534 HX Base Yr 2005											
2018 ALACHUA ST, FERNANDINA BEACH											
BLD DATE 02/04/2014 KK LGL DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				213,021	
TOTAL MARKET OB/XF VALUE				20,035	
TOTAL LAND VALUE - MARKET				302,500	
TOTAL MARKET VALUE				535,556	
SOH/AGL Deduction				317,411	
ASSESSED VALUE				218,145	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				168,145	
TOTAL JUST VALUE				535,556	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				448,306	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070088	ADDITION	7,500	01/19/2007
20040997	XF0B	7,000	06/03/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1163/0965	8/19/2003	WD	Q	I	
GRANTOR: MILLS GEORGE G & KARE					SALE PRICE 250,000
GRANTEE: SPILLANE PATRICK J					
0659/0998	5/27/1992	WD	Q	I	
GRANTOR: MURRAY LARRY & CAROL					110,000
GRANTEE: MILLS GEORGE G & KARE					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W50 FOP=[YR=2008] N9 W28 S9 E28\$ W35 S36 E35 FOP=[YR=1993] E8N8 W8S8\$ N8 E8 S8 E21 FGR=[YR=1993] E21 N22 W21S22\$ N22 E21 N14\$.															

Total Acres: 0.00 Total Land Value: 302,500 Market: 0 Agricultural: 0 Common: 302,500 PRINTED 08/02/2023 BY SYS