BLOCK F LOT E1/2 OF 4
IN OR 2041/1139
ATLANTIC HIGHLANDS SUB

MILLIGAN LAWRENCE ADAMS III
2029 ALACHUA ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000F-0041

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 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		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

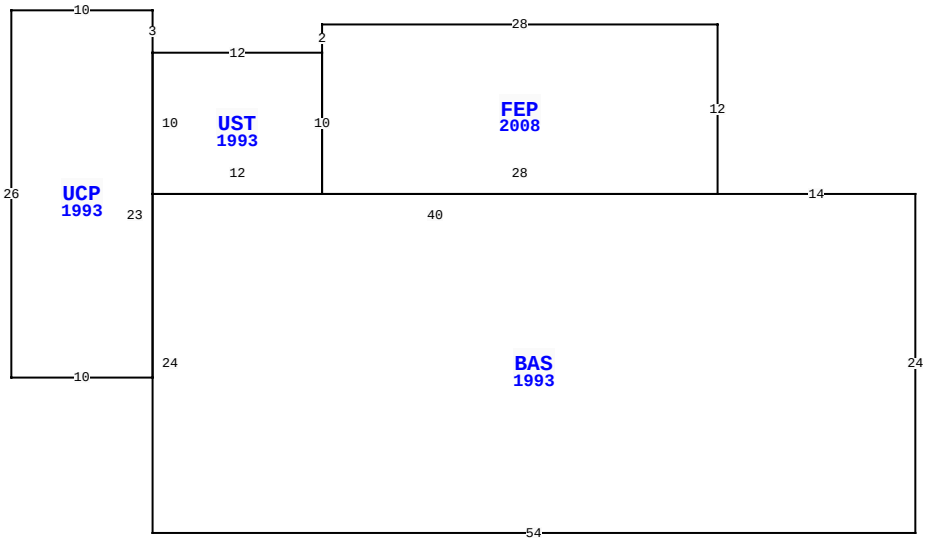
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	98,872
FEP	336	80	269	20,522
UCP	260	20	52	3,967
UST	120	45	54	4,120
TOTALS	2,012		1,671	127,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,671	107.0000	96.57	161,368	1960	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 0% - 0 Heated Area: 1296 HX Base Yr



2029 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	127,481
TOTAL MARKET OB/XF VALUE	11,990
TOTAL LAND VALUE - MARKET	233,750
TOTAL MARKET VALUE	373,221
SOH/AGL Deduction	120,860
ASSESSED VALUE	252,361
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,361
TOTAL JUST VALUE	373,221
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062516	ALUM GLASS SCREEN	16,900	11/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2041/1139	4/21/2016	WD	U	I	16	97,000
GRANTOR: ROLAND DEBORAH K MILL						
GRANTEE: MILLIGAN LAWRENCE A						
0175/0231	7/12/1974	WD	U	I		0
GRANTOR: BARGER BENJAMIN F & A						
GRANTEE: MILLIGAN L A & HELE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FEP=[YR=2008] N12 W28 S2 UST=[YR=1993] W12 UCP=[YR=1993] N3 W10 S26 E10 N23 $ S10 E12 N10 $ S10 E28$ W40 S24 E54 N24$.

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
1	0810	CONCRETE A	0	0	0	0	163.00	SF	6.50	6.50	100	1983	1983	3	44	466	
2	0861	POOL GUNIT	0	0	0	0	480.00	SF	85.00	85.00	100	1980	1980	3	20	8,160	
3	0845	KOOL DECK	0	0	0	0	240.00	SF	7.25	7.25	100	1986	1986	3	52	905	
4	0811	CONCRETE B	0	0	0	0	514.00	SF	5.20	5.20	100	2010	2010	3	92	2,459	

LAND DESCRIPTION

TOTAL OB/XF 11,990

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	0	0006	R-1	78.00	137.00	1.00	LT		1.00	1.00	0.85	275,000.00	233,750.00	233,750							

REVIEW DATE 05/10/2019 BY DJX Total Acres: 0.00 Total Land Value: 233,750 Market: 0 Agricultural: 0 Common: 233,750 PRINTED 08/02/2023 BY SYS