BLOCK J E67 FT OF LOT 5
IN OR 1756/885
ATLANTIC HIGHLANDS SUB

ZELLERS JUSTIN N & HEATHER R
1611 ALACHUA STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000J-0051

BUILDING CHARACTERISTICS

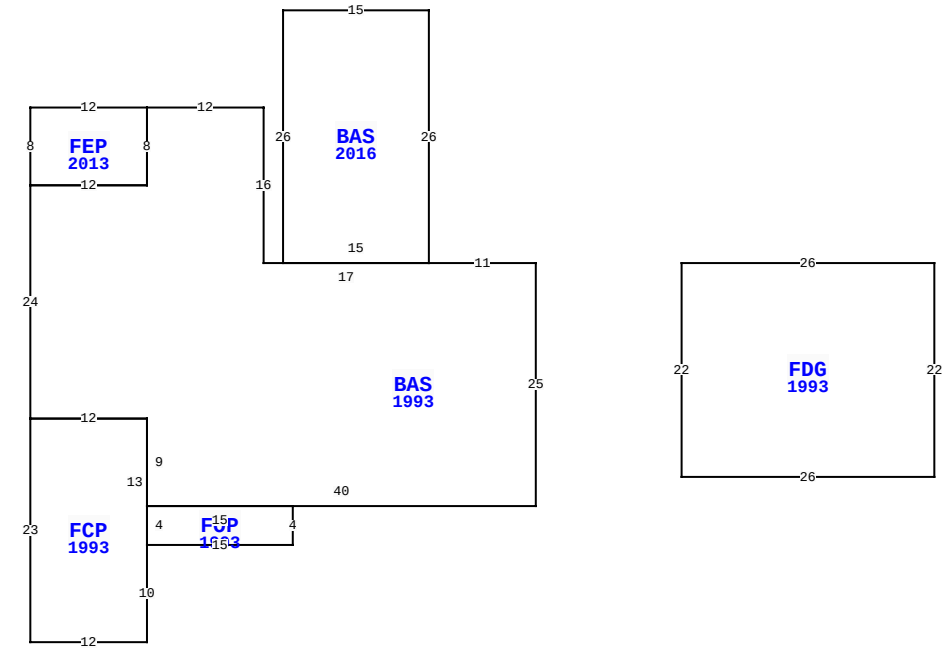
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 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	1,480	100	1,480	108,584
BAS	390	100	390	28,613
FCP	276	25	69	5,062
FDG	572	60	343	25,165
FEP	96	80	77	5,649
FOP	60	30	18	1,321
TOTALS	2,874		2,377	174,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,377	102.9000	92.87	220,752	1956	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2012 Heated Area: 1870 HX Base Yr 2012



1611 ALACHUA ST, FERNANDINA BEACH

BLD DATE	12/12/2013 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		174,394
TOTAL MARKET OB/XF VALUE		2,483
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		396,877
SOH/AGL Deduction		234,810
ASSESSED VALUE		162,067
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		112,067
TOTAL JUST VALUE		396,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152889	ADDITION	45,060	12/11/2015
7674	REPAIR/RRF	2,000	04/29/1993
3901B	N/A	5,000	09/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1756/0885	9/12/2011	WD	U	I	12	126,900

GRANTOR: MILLS HARRY L

GRANTEE: ZELLERS JUSTIN N &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W 11 BAS=[YR=2016] N26 W15 S26 E15$ W17 N16 W12 FEP=[YR=2013] W12 S8 E12 N8$ S8 W12 S24 FCP=[YR=1993] S23 E12 N10 FOP=[YR=1993] E15 N4 W15 S4$ N13 W12$ E12 S9 E40 N25$ PTR= E15 FDG=[YR=1993] E26 S22 W26 N22$ W15$.

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	0811	CONCRETE B	0	100	0	0	716.00	SF	5.20	5.20	100	1980	1980	3	35	1,303	
2	0810	CONCRETE A	0	100	0	0	159.00	SF	6.50	6.50	100	1980	1980	3	35	362	
3	0812	CONCRETE C	0	100	0	0	1,022.00	SF	4.00	4.00	100	1956	1956	3	20	818	

LAND DESCRIPTION

TOTAL OB/XF 2,483

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	0006	R-1	67.00	137.00	1.00	LT		1.00	1.00	0.80	275,000.00	220,000.00	220,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/02/2023 BY SYS