BLOCK J W1/2 OF LOT 7
IN OR 1127/1160
ATLANTIC HIGHLANDS SUB

BOLES ALBERT JR EST/BOLES ARLENE P
1623 ALACHUA ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000J-0072

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

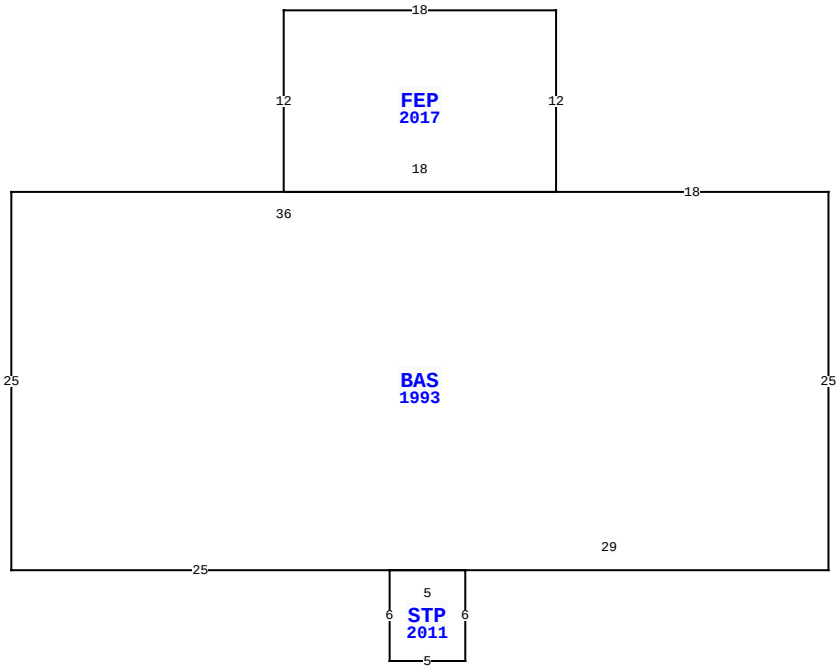
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	121,907
FEP	216	80	173	15,622
STP	30	10	3	271
TOTALS	1,596		1,526	137,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,526	125.4600	113.23	172,789	1960	1995	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 1978 Heated Area: 1350 HX Base Yr 1978



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1623 ALACHUA ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		137,799
TOTAL MARKET OB/XF VALUE		25,617
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		383,416
SOH/AGL Deduction		276,594
ASSESSED VALUE		106,822
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		51,822
TOTAL JUST VALUE		383,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171028	SUNROOM	26,000	04/05/2017
20111779	REPAIR/RRF	1,800	10/05/2011
20100110	REPAIR/RRF	5,000	01/21/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1127/1160	4/04/2003	QC	U	I	01	100
GRANTOR: BOLES ALBERT JR & ARL						
GRANTEE: BOLES ALBERT JR & A						
0232/0121	1/01/1977	WD	U	I		35,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FEP=[YR=2017] W18 N12 E18 S12$ W36 S25 E25
STP=[YR=2011] S6E5N6W5$ E29 N25$.

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	0861	POOL GUNIT	0	100	34	17	578.00	SF	85.00	85.00	100	2000	2000	3	27	13,265	
2	0845	KOOL DECK	0	100	106	3	318.00	SF	13.27	13.27	100	2009	2009	3	91	3,839	
3	1243	WD DECK F	0	100	0	0	364.00	SF	3.20	3.20	100	1980	1980	3	20	233	
4	0855	CONC PAVER	0	100	0	0	900.00	SF	10.00	10.00	100	2010	2010	3	92	8,280	

LAND DESCRIPTION

TOTAL OB/XF 25,617

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 08/07/2017 BY DJ Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/02/2023 BY SYS