



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,417	100	2,417	189,445
FOP	95	30	28	2,195

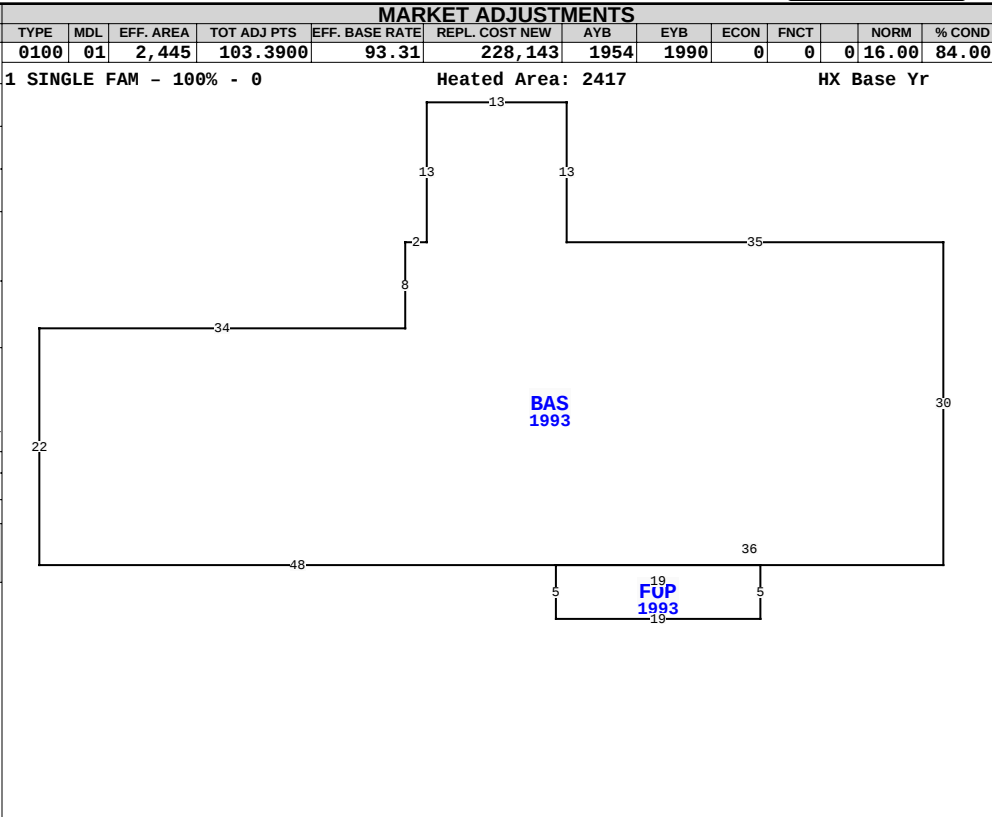
TOTALS	2,512		2,445	191,640
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EXTRA FEATURES

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	1954	1954	3	20	700	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1980	1980	3	20	384	
3	0855	CONC PAVER	0	100	0	0	737.00	SF	7.00	7.00	100	2011	2011	3	93	4,798	
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2015	2015	3	96	56	
5	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2015	2015	3	96	56	
6	0810	CONCRETE A	0	100	0	0	1,022.00	SF	6.50	6.50	100	2015	2015	3	96	6,377	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006		156.00	162.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							



BLD DATE	08/01/2014	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

1612 ALACHUA ST, FERNANDINA BEACH

TOTAL OB/XF																	12,371
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 2	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	205,882		
TOTAL MARKET OB/XF VALUE	12,371		
TOTAL LAND VALUE - MARKET	275,000		
TOTAL MARKET VALUE	493,253		
SOH/AGL Deduction	340,518		
ASSESSED VALUE	152,735		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	97,735		
TOTAL JUST VALUE	493,253		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	416,732		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142699	GARAGE	27,280	12/29/2014
20101982	REMODEL	3,500	11/16/2010
20060658	REMODEL	7,000	04/01/2006

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BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=1993] W35 N13 W13 S13 W2 S8 W34 S22 E48 FOP=[YR=1993] S5 E19 N5 W19\$ E36 N30\$.

REVIEW DATE 07/13/2020 BY DJA	Total Acres: 0.00	Total Land Value: 275,000	Market: 0	Agricultural: 0	Common: 275,000	PRINTED 08/02/2023 BY SYS
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SCAGLIONE JAMES J
1612 ALACHUA ST
FERNANDINA BEACH, FL 32034

2023

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