

PARKIN PETER G REV TRUST/PARKIN PETER GORDON TRUST
1521 ALACHUA ST
FERNANDINA BEACH, FL 32034

00-00-31-1700-0051-0000



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 50
23 REINF CONC 50
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
12 HARDWOOD 100
03 CENTRAL 100
04 AIR DUCTED 100

Bedrooms 3 100
Bathrooms 2.5 100
Frame 04 REIN CONC 100

Stories Units 2. 2. 100
 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 1024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	168	15	25	2,896
BAS	552	100	552	63,953
FGR	312	55	172	19,927
FOP	56	30	17	1,969
FOP	96	30	29	3,360
FUS	1,199	100	1,199	138,913
STR	65	10	6	695
UOP	361	20	72	8,342

TOTALS 2,809 2,072 240,055

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,072115.6400137.32284,527198119900015.6384.37

1 SNGL FAM - 0% - 0Heated Area: 1751HX Base Yr

The floor plan shows a complex building footprint divided into several rooms. The rooms are labeled as follows: BAS 1993 (Basement), FGR 1993 (Front Garage), UOP 1993 (Unfinished Open Porch), FOP 1993 (Finished Open Porch), STR 2005 (Staircase), BAL 2005 (Balcony), and FUS 1993 (Furnace Room). The plan includes dimensions for each room and overall area calculations.

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE240,055

TOTAL MARKET OB/XF VALUE1,606

TOTAL LAND VALUE - MARKET390,000

TOTAL MARKET VALUE631,661

SOH/AGL Deduction226,438

ASSESSED VALUE405,223

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE405,223

TOTAL JUST VALUE631,661

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE508,581

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2115/1398	4/18/2017	SW	U	I	11	100

GRANTOR: PARKIN PETER GORDON

GRANTEE: PARKIN PETER GORDON

1562/0745	4/22/2008	QC	U	I	01	100
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GRANTOR: PARKIN TRICIA A

GRANTEE: PARKIN PETER G

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W13 BAS=[YR=1993] W23 S24 E4 UOP=[YR=1993] S19 E19 N3 FOP=[YR=1993] E6 N16 W6 S16\$ N16 W19\$ E19 N24\$ S24 E13 N24\$ PTR=E15 FUS=[YR=1993] E36 S24 W7 S16 BAL=[YR=2005] S4 D3 L9 W4 L9 U3 W4N20 STR=[YR=2005] S11E5S4 W8N15 FOP=[YR=1993] N8 E7S8W7\$ E3\$ E4 S16 R9 D3 E4 U3 R9 \$ L9 D3 W4 U3 L9 N24W7N16\$ W15\$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000100CSFR000006R-260.00130.001.00LT1.001.001.30300,000.00390,000.00390,000OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

REVIEW DATE07/24/2018BYDJX

Total Acres: 0.00Total Land Value: 390,000Market: 0Agricultural: 0Common: 390,000PRINTED 08/02/2023 BY SYS