BLOCK 9 LOTS 1 29 THRU 34
IN OR 2206/1358
ESMT PT OR 2214/1119

ALACHUA GROUP LLC
3967 FIRST AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0009-0010

BUILDING CHARACTERISTICS

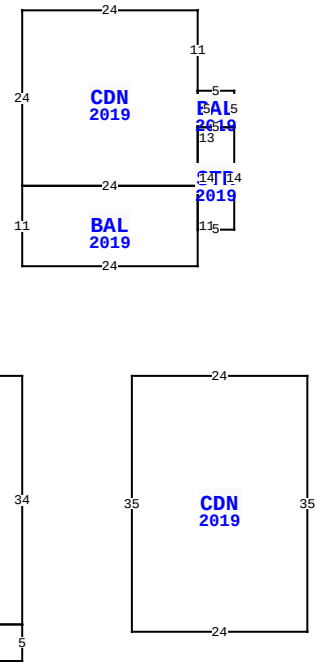
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 80
Interior Floo	11	CLAY TILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		13 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	3500	TOURIST ATTRACTION
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	25	15	4	419
BAL	264	15	40	4,192
BAS	868	100	868	90,950
CAN	497	30	149	15,612
CDN	576	35	202	21,166
CDN	840	35	294	30,806
STR	70	10	7	734
TOTALS	3,140		1,564	163,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1103	04	1,564	118.5862	105.84	165,534	2019	2019	0	0	0	1.00	99.00

1 CONCESSION – 0% - 0 Heated Area: 868 HX Base Yr



201 ALACHUA ST, FERNANDINA BEACH

BLD DATE	03/30/2020	KK	LGL DATE	
XF DATE	03/30/2020	KK	LAND DATE	03/30/2020 KK
INC DATE			AG DATE	

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
30	0972	ST LGHT UN	0	0	0	0	9.00	UT	1,265.00	1,265.00	100	2019	2019	3	96	10,930	
31	0811	CONCRETE B	0	0	0	0	943.00	SF	5.20	5.20	100	2019	2019	3	99	4,855	
32	0855	CONC PAVER	0	0	0	0	331.00	SF	10.00	10.00	100	2019	2019	3	99	3,277	
33	0819	CONC 12"	0	0	0	0	2,788.00	SF	9.50	9.50	100	2019	2019	3	99	26,221	
34	0473	VF 3 RAIL	0	0	0	0	360.00	LF	5.63	5.63	100	2019	2019	3	96	1,944	
35	0446	BOX FNC 6'	0	0	0	0	132.00	LF	20.00	20.00	100	2019	2019	3	90	2,376	
36	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576	
38	0810	CONCRETE A	0	0	0	0	48.00	SF	6.50	6.50	100	2019	2019	3	99	309	
39	0855	CONC PAVER	0	0	0	0	68.00	SF	10.00	10.00	100	2019	2019	3	99	673	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	163,879
TOTAL MARKET OB/XF VALUE	51,161
TOTAL LAND VALUE - MARKET	679,520
TOTAL MARKET VALUE	894,560
SOH/AGL Deduction	0
ASSESSED VALUE	894,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	894,560
TOTAL JUST VALUE	894,560
NCON VALUE	0
INCOME VALUE	250,289
PREVIOUS YEAR MKT VALUE	860,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190034	NEW CONSTR - ROOF	14,000	08/20/2019
20190034	NEW CONSTR - GOLF	200,000	05/01/2019
20183781	DEMOLITION	15,000	11/01/2018
20130517	XFOB	0	03/15/2013
20062026	SIGN	295	08/31/2006
984129	XFOB	1,000	08/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2206/1358	6/28/2018	WD	Q	I	02	780,000
GRANTOR: ALACHUA LAND & CATTLE						
GRANTEE: ALACHUA GROUP LLC						
1698/0108	9/03/2010	WD	U	I	12	330,000
GRANTOR: FIRST COAST COMMUNITY						
GRANTEE: ALACHUA LAND & CATT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 CAN=[YR=2019] W18 S39 E35 N5 W27 N29 E10 N5$ S5 W10 S29 E27 N34$ PTR= E15 CDN=[YR=2019] E24 S35 W24 N35$ W15$ PTR= N15 BAL=[YR=2019] N11 CDN=[YR=2019] N24 E24 S11 BAL=[YR=2019] E5 S5 STR=[YR=2019] S14 W5 N14 E5$ W5 N5$ S13 W24$ E24 S11 W24$ S15$.

LAND DESCRIPTION

TOTAL OB/XF 51,161

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	003500	C	TOUR ATTR	0	0003	C-3	175.00	100.00	16,988.00	SF		1.00	1.00	1.00	40.00	40.00	679,520							

REVIEW DATE 03/30/2020 BY KK Total Acres: 0.00 Total Land Value: 679,520 Market: 0 Agricultural: 0 Common: 679,520 PRINTED 08/02/2023 BY SYS