

BLOCK 23 LOTS 8 & 9 &
N'LY 9.83 FT LOT 10
IN OR 2009/661 & OR 2009/664

LATIERRA PROME TIDA INC
416 ALACHUA ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0023-0080



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
Exterior Wall	19	COMMON BRK 100	7101	04	5,033	175.3013	294.94	1,484,433	1925	1980	0	0	0	31.00	69.00	VALUATION BY					STANDARD								
Roof Structur	04	WOOD TRUSS 100	1 CHURCH - 0% - 0													Heated Area: 5033					HX Base Yr								
Roof Cover	03	COMP SHNGL 100														Tax Group: 2					Tax Dist:								
Interior Wall	03	PLASTER 60														BUILDING MARKET VALUE					2,121,828								
Interior Wall	06	CUST PANEL 40														TOTAL MARKET OB/XF VALUE					3,360								
Interior Floo	14	CARPET 100														TOTAL LAND VALUE - MARKET					384,405								
Ceiling	02	F.NOT SUS 100														TOTAL MARKET VALUE					2,509,593								
Air Condition	05	CHILL WTR 100														SOH/AGL Deduction					834,030								
Heating Type	08	RAD WATER 100														ASSESSED VALUE					1,675,563								
Fixtures	13	100														TOTAL EXEMPTION VALUE					02 1,675,563								
Frame	04	REIN CONC 100														BASE TAXABLE VALUE					0								
Story Height	22	100														TOTAL JUST VALUE					2,509,593								
RMS	2	100	NCON VALUE					0																					
Stories	1.	1. 100	INCOME VALUE																										
Units	0	100	PREVIOUS YEAR MKT VALUE					2,147,267																					
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	NONE 100																											
Quality			04	Quality Level 04																									
DOR CODE			7100	CHURCHES																									
MAP NUM			MKT AREA										01																
NEIGHBORHOOD/LOC			1005.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	3,410	100	3,410	693,964																									
FUS	1,623	100	1,623	330,295																									
TOTALS			5,033	5,033	1,024,259																								
EXTRA FEATURES			416 ALACHUA ST, FERNANDINA BEACH										BLD DATE 01/07/2020		KK		LGL DATE												
													XF DATE 01/07/2020		KK		LAND DATE		01/07/2020		KK								
													INC DATE				AG DATE												
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	0825	BRICK	0	0	7	27	189.00	SF	12.50	12.50	100	1925	1925	3	20	473													
2	0830	FLAGSTONE	0	0	16	8	128.00	SF	12.00	12.00	100	1925	1925	3	20	307													
3	0810	CONCRETE A	0	0	7	39	273.00	SF	6.50	6.50	100	1953	1953	3	20	355													
11	0810	CONCRETE A	0	0	0	0	314.00	SF	6.50	6.50	100	1988	1988	3	57	1,163													
12	0444	BOX FNC 4'	0	0	0	0	61.00	LF	6.50	6.50	100	1993	1993	3	20	79													
13	0445	BOX FNC 5'	0	0	0	0	128.00	LF	8.10	8.10	100	1998	1998	3	20	207													
14	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	1998	1998	3	48	720													
15	0443	STK FNC 6'	0	0	0	0	6.00	LF	10.00	10.00	100	2000	2000	3	20	12													
16	0442	STK FNC 5'	0	0	0	0	20.00	LF	8.10	8.10	100	2005	2005	3	27	44													
TOTAL OB/XF																		3,360											
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	007100	C	CHURCH	0		R-2	100.00	100.00	10,983.00	SF		1.00	1.00	1.00	35.00	35.00	384,405												
REVIEW DATE 01/07/2020 BY KK Total Acres: 0.00 Total Land Value: 384,405 Market: 0 Agricultural: 0 Common: 384,405 PRINTED 08/02/2023 BY SYS																													

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