

BLOCK 31 LOTS 1 & 16
IN OR 1061 PG 1084
CITY OF FDNA BEACH

HADDOCK CLAUDIA D
P O BOX 1084
FERNANDINA BEACH, FL 32035-1084

2023

00-00-31-1800-0031-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	23	REINF CONC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	440	100	440	53,729
HXB	800	100	800	97,689
HXB	850	100	850	103,795
HXP	170	30	51	6,227
HXP	230	30	69	8,425
HXU	85	55	47	5,739
HXU	100	55	55	6,716

TOTALS	2,675		2,312	282,322
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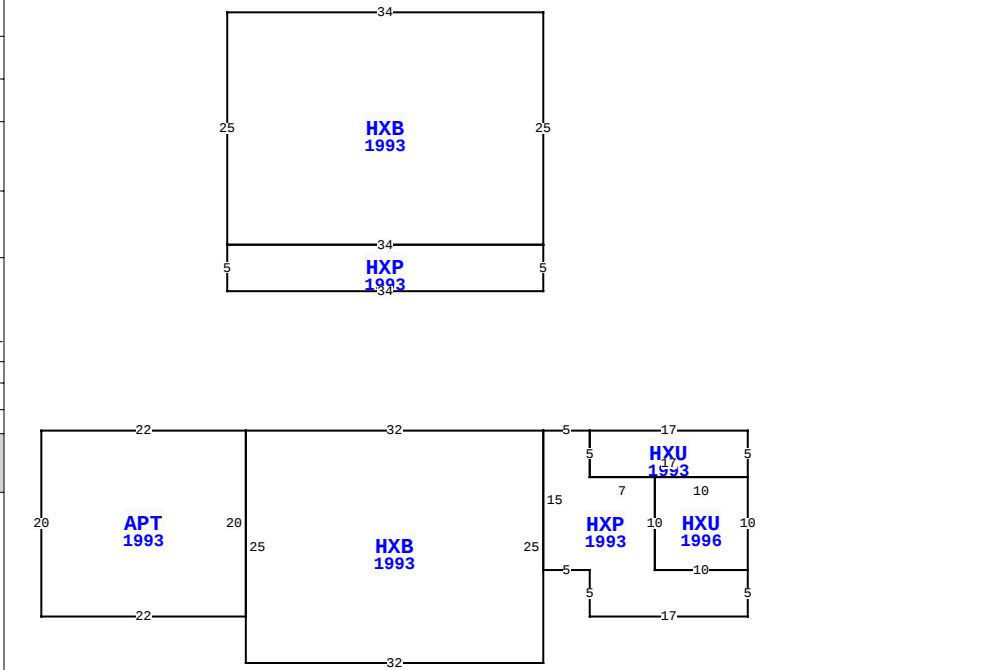
EXTRA FEATURES

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	0810	CONCRETE A	0	100	5	32	160.00	SF	6.50	6.50	100	1976	1976	3	28	291	
2	0810	CONCRETE A	0	100	0	0	209.00	SF	6.50	6.50	100	1980	1980	3	35	475	
3	0801	ASPHALT A	0	100	0	0	967.00	SF	3.00	3.00	100	1976	1976	3	50	1,451	
4	0810	CONCRETE A	0	100	0	0	516.00	SF	6.50	6.50	100	1980	1980	3	35	1,174	
5	0810	CONCRETE A	0	100	5	25	125.00	SF	6.50	6.50	100	1976	1976	3	28	228	
6	0810	CONCRETE A	0	100	5	22	110.00	SF	6.50	6.50	100	1992	1992	3	66	472	
7	0681	POLE SHED	0	100	3	10	30.00	SF	15.00	15.00	100	1996	1996	3	25	113	
8	0810	CONCRETE A	0	100	24	4	96.00	SF	6.50	6.50	100	2000	2000	3	80	499	

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	000800	C	MULTI-FAM	100	0003	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	3,200.00	3,200.00	320,000							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	01	2,312	125.6409	149.83	346,407	1976	1985	0	0	0	18.50	81.50	
1 DUPLEX - 80.97% - 2003 Heated Area: 2090 HX Base Yr 2003													



501 ALACHUA ST, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF													
4,703													

NASSAU COUNTY PROPERTY													
PAGE 1 of 1 2													
VALUATION SUMMARY													
STANDARD													
VALUATION BY													
Tax Group: 2 Tax Dist:													
BUILDING MARKET VALUE 282,322													
TOTAL MARKET OB/XF VALUE 4,703													
TOTAL LAND VALUE - MARKET 320,000													
TOTAL MARKET VALUE 607,025													
SOH/AGL Deduction 345,104													
ASSESSED VALUE 261,921													
TOTAL EXEMPTION VALUE HX HB 50,000													
BASE TAXABLE VALUE 211,921													
TOTAL JUST VALUE 607,025													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 565,169													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091064	REPAIR/RRF	4,000	08/14/2009
9146	REPAIR/RRF	4,400	06/14/1995
8796	REPAIR/RRF	2,300	01/23/1995
6959	ADDITION	7,000	03/18/1992
5918	REMODEL	1,800	04/16/1990
4715	REPAIR/RRF	650	03/02/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1061/1084	6/11/2002	WD	U	I	19	140,000			
GRANTOR: HARVEY SANDI & DOROTH									
GRANTEE: HADDOCK CLAUDIA D									
0794/0549	5/22/1997	WD	U	I		78,000			
GRANTOR: DAVIS GEORGE T									
GRANTEE: HARVEY SANDI & DORO									

BUILDING NOTES

BUILDING DIMENSIONS													
HXU=[YR=1993] W17 HXP=[YR=1993] W5 HXB=[YR=1993] W32													
APT=[YR=1993] W22 S20 E22 N20 \$S25 E32 N25 \$ S15 E5 S5 E17													
N5 HXU=[YR=1996] N10 W10 S10 E10 \$ W10 N10 W7 N5 \$ S5 E17 N5													
\$ PTR= N15W22 HXP=[YR=1993] N5 HXB=[YR=1993] N25W34S25E34\$													
W34S5E34 \$ E22S15\$.													