LOT 12 (EX S20 FT)
IN OR 767/651
ALTA VISTA 2 PB 2/44

MAKLEY DANIEL & ROSANNA
2115 ALACHUA STREET
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-100B-0012-0000**

## BUILDING CHARACTERISTICS

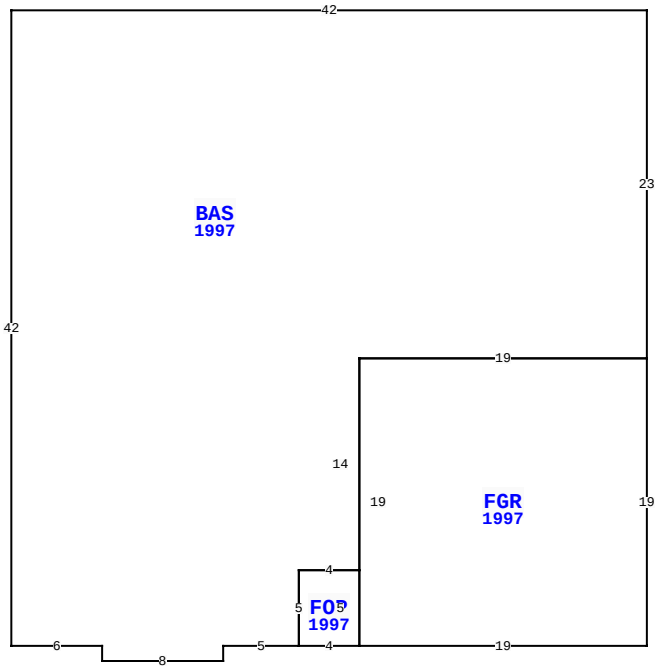
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| 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 | 1,391 | 100 | 1,391 | 142,635 |
| FGR | 361 | 55 | 199 | 20,406 |
| FOP | 20 | 30 | 6 | 615 |
| TOTALS | 1,772 | | 1,596 | 163,655 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,596 | 134.0790 | 127.38 | 203,298 | 1997 | 1997 | 0 | 0 | 0 | 19.50 | 80.50 |

1 SINGLE FAM – 100% - 1998 Heated Area: 1391 HX Base Yr 1998




2115 ALACHUA ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 02/04/2014 KK | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 163,655 |
| TOTAL MARKET OB/XF VALUE | | 4,897 |
| TOTAL LAND VALUE - MARKET | | 233,750 |
| TOTAL MARKET VALUE | | 402,302 |
| SOH/AGL Deduction | | 256,026 |
| ASSESSED VALUE | | 146,276 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 96,276 |
| TOTAL JUST VALUE | | 402,302 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 353,173 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20060562 | H/AC | 1,500 | 03/17/2006 |
| B969975 | NEW CONSTR | 75,888 | 08/14/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0767/0651 | 8/02/1996 | WD | Q | V | | 20,000 |
| GRANTOR: CLARY BEN J & CAROLE | | | | | | |
| GRANTEE: MAKLEY DANIEL & ROS | | | | | | |
| 0617/0921 | 1/23/1991 | WD | Q | V | | 18,500 |
| GRANTOR: MULLEN DAVID S | | | | | | |
| GRANTEE: CLARY BEN & CAROLE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W42 S42 E6 S1 E8 N1 E5 FOP=[YR=1997] E4
FGR=[YR=1997] E19 N19 W19 S19 $ N5 W4 S5 $ N5 E4 N14 E19 N23
$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 742.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 73 | 3,521 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 16 | 16 | 256.00 | SF | 10.00 | 10.00 | 100 | 1998 | 1998 | 3 | 20 | 512 | |
| 3 | 0830 | FLAGSTONE | 0 | 100 | 10 | 8 | 80.00 | SF | 12.00 | 12.00 | 100 | 2009 | 2009 | 3 | 90 | 864 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,897

| 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 | 000100 | C | SFR | 100 | 0007 | R-1 | 100.00 | 156.00 | 1.00 | LT | | 1.00 | 1.00 | 0.85 | 275,000.00 | 233,750.00 | 233,750 | | | | | | | |

REVIEW DATE 08/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 233,750 Market: 0 Agricultural: 0 Common: 233,750 PRINTED 08/06/2024 BY SYS