

BLOCK E LOT 2 (EX W27 FT)
IN OR 652 PG 912
ATLANTIC HIGHLANDS SUB

DUFFY THOMAS E & MARY P
2028 ALACHUA STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000E-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
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
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NEIGHBORHOOD/LOC	1007.00
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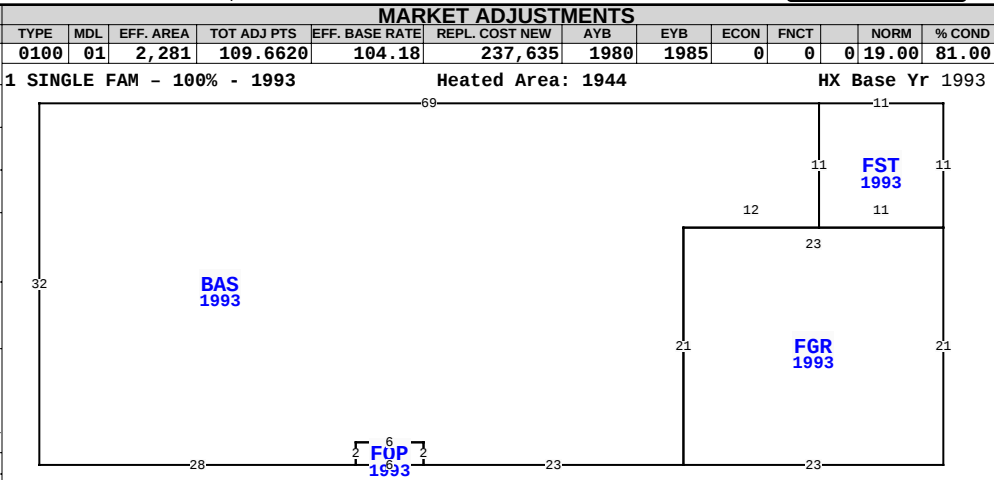
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	1,944	164,046
FGR	483	55	266	22,447
FOP	12	30	4	338
FST	121	55	67	5,654

TOTALS	2,560		2,281	192,484
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,200.00	SF	6.50
2	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00
3	0845	KOOL DECK	0	100	0	0	320.00	SF	7.25
4	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50
5	0810	CONCRETE A	0	100	112	3	336.00	SF	6.50
6	0810	CONCRETE A	0	100	12	20	240.00	SF	6.50
7	0756	FEP	0	100	11	20	220.00	SF	27.00
8	0940	SHEDS/PORT	0	100	10	9	90.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	100.00	152.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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2028 ALACHUA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0810	CONCRETE A	0	100	0	0	1,200.00	SF	6.50	6.50	100	1980	1980	3	32.5	2,535	
2	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	1994	1994	3	20	6,664	
3	0845	KOOL DECK	0	100	0	0	320.00	SF	7.25	7.25	100	1994	1994	3	68	1,578	
4	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	100	1980	1980	3	32.5	215	
5	0810	CONCRETE A	0	100	112	3	336.00	SF	6.50	6.50	100	1980	1980	3	32.5	710	
6	0810	CONCRETE A	0	100	12	20	240.00	SF	6.50	6.50	100	1980	1980	3	32.5	507	
7	0756	FEP	0	100	11	20	220.00	SF	27.00	27.00	100	2000	2000	3	20	1,188	
8	0940	SHEDS/PORT	0	100	10	9	90.00	SF	30.00	30.00	100	1981	1981	3	20	540	

TOTAL OB/XF													13,937	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
06	R-1	100.00	152.00	1.00	LT		1.00	1.00	0.95	275,000.00	261,250.00	2		

Total Acres:	0.00	Total Land Value:	261,250	Market:	0	Agricultural:	0	Common:	261,250
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		192,484	
TOTAL MARKET OB/XF VALUE		13,937	
TOTAL LAND VALUE - MARKET		261,250	
TOTAL MARKET VALUE		467,671	
SOH/AGL Deduction		284,812	
ASSESSED VALUE		182,859	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		132,859	
TOTAL JUST VALUE		467,671	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		459,525	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152787	KITREM	30,000	12/02/2015
20122291	50GAL WATER HEATE	800	11/08/2012
20101628	H/AC	6,200	09/20/2010
20100433	REPLACE PATIO D00	2,600	03/12/2010
2003129	SUNROOM	17,985	06/02/2000
6990	REPAIR/RRF	4,200	04/08/1992

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
0652/0912		3/24/1992	WD	Q	I		89,500		
GRANTOR: JOHNSON LEONTINE H									
GRANTEE: DUFFY THOMAS & MARY									
0416/0604		3/01/1984	WD	Q	I		79,500		
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] W11 BAS=[YR=1993] W69 S32 E28 FOP=[YR=1993] E6 N2 W6 S2 \$ N2 E6 S2 E23 FGR=[YR=1993] E23 N21 W23 S21 \$ N21 E12 N11 \$ S11 E11 N11 \$.									

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