

BLOCK E N127.5 FT OF LOT 3 &
N127.5 FT OF W27 FT OF LOT 2
IN OR 1163/965

SPILLANE PATRICK J & ELIZABETH
2018 ALACHUA STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000E-0031



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	14	CARPET 100
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 04 Quality Level 04

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	2,534	100	2,534	195,836
FGR	462	55	254	19,630
FOP	64	30	19	1,469
FOP	252	30	76	5,873

TOTALS 3,312 2,883 222,807

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0861	POOL GUNIT	0 100	0	0	403.00	SF	85.00	85.00	100	1980	1980	3	20	6,851	
3	0812	CONCRETE C	0 100	0	0	1,370.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,781	
4	0845	KOOL DECK	0 100	0	0	622.00	SF	7.25	7.25	100	1998	1998	3	75	3,382	
5	0476	VF 6 SBPL	0 100	0	0	235.00	LF	32.00	32.00	100	2004	2004	3	64	4,813	
6	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2004	2004	3	64	384	
7	0940	SHEDS/PORT	0 100	8	6	48.00	SF	30.00	30.00	100	2010	2010	3	45	648	

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	000100	C	SFR	100	0006	R-1	127.00	127.00	1.00	LT		1.00	1.00	1.10	275,000.00	302,500.00	302,500							

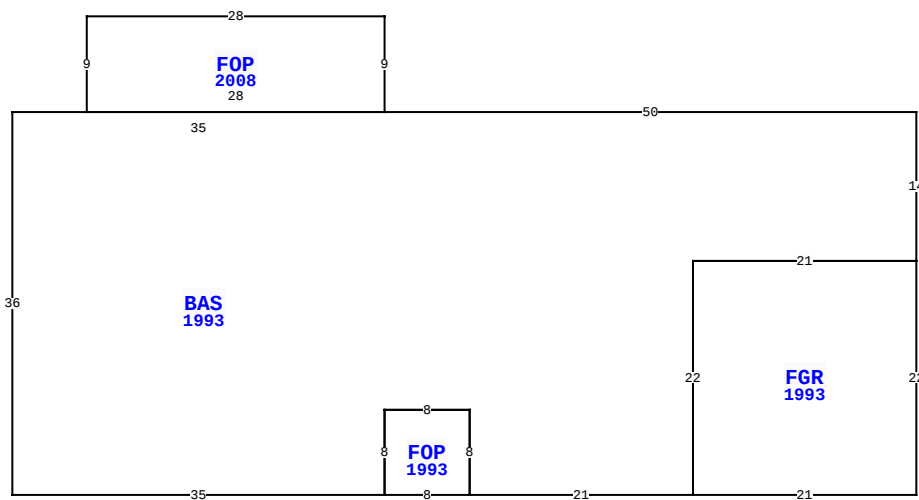
REVIEW DATE 08/27/2019 BY DJA

2018 ALACHUA ST, FERNANDINA BEACH

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,883	103.6350	98.45	283,831	1980	1980	0	0	21.50	78.50
1 SINGLE FAM - 100% - 2005 Heated Area: 2534 HX Base Yr 2005											



NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		222,807
TOTAL MARKET OB/XF VALUE		19,487
TOTAL LAND VALUE - MARKET		302,500
TOTAL MARKET VALUE		544,794
SOH/AGL Deduction		320,105
ASSESSED VALUE		224,689
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		174,689
TOTAL JUST VALUE		544,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		535,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070088	ADDITION	7,500	01/19/2007
20040997	XF0B	7,000	06/03/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1163/0965	8/19/2003	WD Q	I		
GRANTOR: MILLS GEORGE G & KARE					SALE PRICE 250,000
GRANTEE: SPILLANE PATRICK J					
0659/0998	5/27/1992	WD Q	I		
GRANTOR: MURRAY LARRY & CAROL					SALE PRICE 110,000
GRANTEE: MILLS GEORGE & KARE					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 FOP=[YR=2008] N9 W28 S9 E28\$ W35 S36 E35
FOP=[YR=1993] E8N8 W8S8\$ N8 E8 S8 E21 FGR=[YR=1993] E21 N22
W21S22\$ N22 E21 N14\$.

TOTAL OB/XF 19,487

Total Acres: 0.00 Total Land Value: 302,500 Market: 0 Agricultural: 0 Common: 302,500 PRINTED 08/06/2024 BY SYS