BLOCK F LOT W1/2 OF 4
IN OR 404 PG 415
ATLANTIC HIGHLANDS SUB

MURRAY DANIEL N & KATHY M
2022 ALACHUA ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000F-0042

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

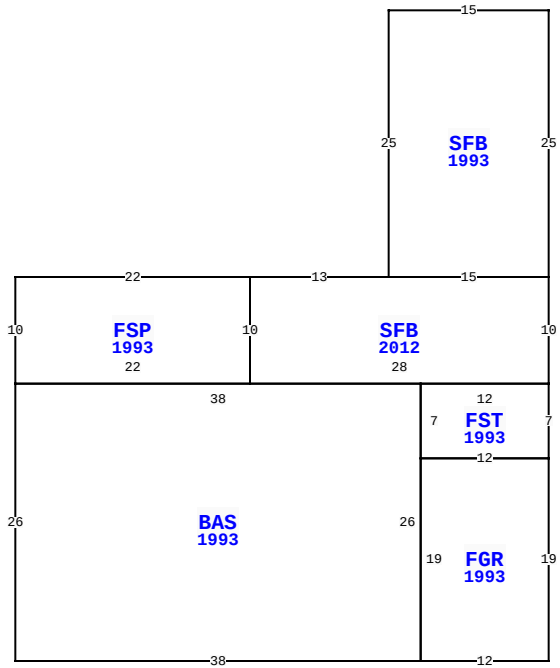
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	988	70,973
FGR	228	55	125	8,979
FSP	220	40	88	6,322
FST	84	55	46	3,304
SFB	375	80	300	21,551
SFB	280	80	224	16,091
TOTALS	2,175		1,771	127,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,771	99.5000	94.52	167,395	1967	1975	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 1984 Heated Area: 1512 HX Base Yr 1984



2022 ALACHUA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		127,220
TOTAL MARKET OB/XF VALUE		1,346
TOTAL LAND VALUE - MARKET		233,750
TOTAL MARKET VALUE		362,316
SOH/AGL Deduction		252,784
ASSESSED VALUE		109,532
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		59,532
TOTAL JUST VALUE		362,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9610185	REPAIR/RRF	1,500	12/07/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0404/0415	11/01/1983	WD	Q	I		44,700

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W15 S25 SFB=[YR=2012] W13 FSP=[YR=1993] W22 S10 BAS=[YR=1993] S26 E38 FGR=[YR=1993] E12 N19 FST=[YR=1993] N7 W12 S7 E12 $ W12 S19 $ N26 W38 $ E22 N10$ S10 E28 N10 W15 $ E15 N25 $.

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	357.00	SF	6.50	6.50	100	1983	1983	3	41	951	
2	0801	ASPHALT A	0	100	0	0	263.00	SF	3.00	3.00	100	1986	1986	3	50	395	

LAND DESCRIPTION

TOTAL OB/XF 1,346

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	0006	R-1	84.00	137.00	1.00	LT		1.00	1.00	0.85	275,000.00	233,750.00	233,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 233,750 Market: 0 Agricultural: 0 Common: 233,750 PRINTED 08/06/2024 BY SYS