BLOCK I LOT S1/2 OF 3
IN OR 2188/672
ATLANTIC HIGHLANDS SUB

KELLY BERTHA J L/E/
1701 ALACHUA ST
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1060-000I-0032**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

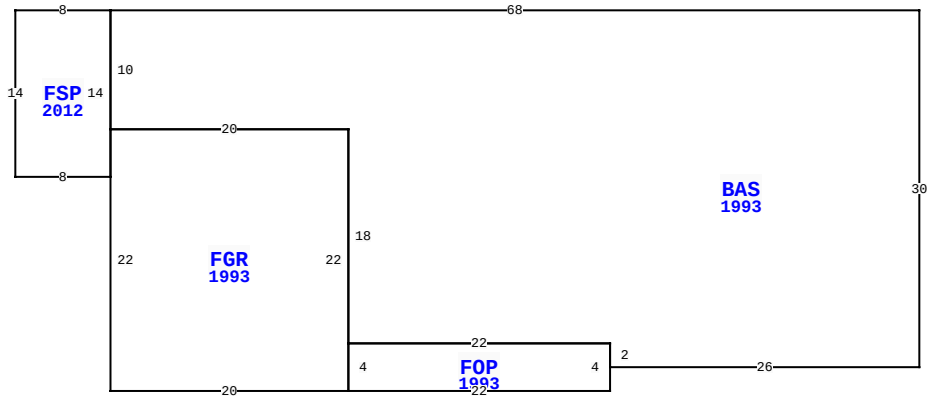
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 03 | MASONRY 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 | 1,596 | 100 | 1,596 | 133,788 |
| FGR | 440 | 55 | 242 | 20,286 |
| FOP | 88 | 30 | 26 | 2,179 |
| FSP | 112 | 40 | 45 | 3,772 |
| TOTALS | 2,236 | | 1,909 | 160,025 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,909 | 120.0500 | 114.05 | 217,721 | 1960 | 1990 | 0 | 0 | 0 | 26.50 | 73.50 |

1 SINGLE FAM – 100% - 2000 Heated Area: 1596 HX Base Yr 2000




1701 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 | | 160,025 |
| TOTAL MARKET OB/XF VALUE | | 2,896 |
| TOTAL LAND VALUE - MARKET | | 220,000 |
| TOTAL MARKET VALUE | | 382,921 |
| SOH/AGL Deduction | | 280,608 |
| ASSESSED VALUE | | 102,313 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 47,313 |
| TOTAL JUST VALUE | | 382,921 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 370,941 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20222366 | REMODEL | 10,800 | 07/22/2022 |
| 20110196 | REPAIR/RRF | 5,000 | 02/10/2011 |
| 2003275 | XFOB | 250 | 06/20/2000 |
| 2002496 | H/AC | 0 | 03/22/2000 |
| 7660 | REPAIR/RRF | 2,800 | 04/22/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2188/0672 | 4/05/2018 | QC | U | I | 11 | 100 |

GRANTOR: KELLY BERTHA

GRANTEE: KELLY BERTHA J L/E

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W68 FSP=[YR=2012] W8 S14 E8 N14$ S10
FGR=[YR=1993] S22 E20 N22 W20$ E20 S18 FOP=[YR=1993] S4 E22
N4 W22$ E22 S2 E26 N30$ .

## 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 | 948.00 | SF | 6.50 | 6.50 | 100 | 1985 | 1985 | 3 | 47 | 2,896 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,896

| 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 | 68.00 | 137.00 | 1.00 | LT | | 1.00 | 1.00 | 0.80 | 275,000.00 | 220,000.00 | 220,000 | | | | | | | |

REVIEW DATE 12/12/2023 BY TWX Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/06/2024 BY SYS