BLOCK J W1/2 OF LOT 7
IN OR 2678/1352
ATLANTIC HIGHLANDS SUB

BITTAKER JOE R & ANN RYER LIVING TRUST/BITTAKER JO
1623 ALACHUA ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000J-0072

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

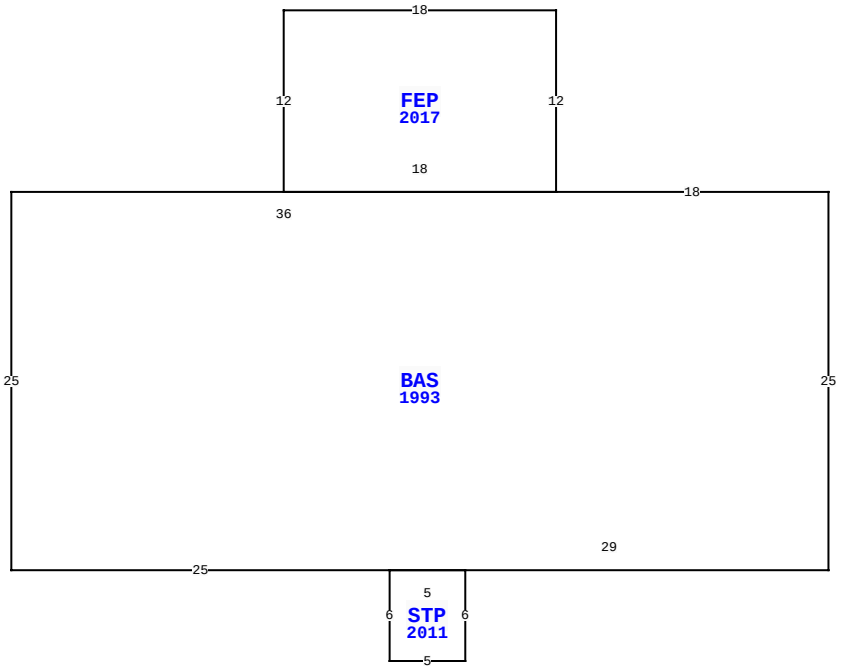
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	152,480
FEP	216	80	173	19,540
STP	30	10	3	338
TOTALS	1,596		1,526	172,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,526	131.7330	125.15	190,979	1960	2010	0	0	0	9.75	90.25

1 SINGLE FAM – 0% - 2024 Heated Area: 1350 HX Base Yr



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

1623 ALACHUA ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	172,359
TOTAL MARKET OB/XF VALUE	24,503
TOTAL LAND VALUE - MARKET	247,500
TOTAL MARKET VALUE	444,362
SOH/AGL Deduction	0
ASSESSED VALUE	444,362
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	444,362
TOTAL JUST VALUE	444,362
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	383,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171028	SUNROOM	26,000	04/05/2017
20111779	REPAIR/RRF	1,800	10/05/2011
20100110	REPAIR/RRF	5,000	01/21/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2678/1352	11/07/2023	WD	Q	I	01	580,000
GRANTOR: BOLES ARLENE P						
GRANTEE: BITTAKER JOE R & AN						
1127/1160	4/04/2003	QC	U	I	01	100
GRANTOR: BOLES ALBERT JR & ARL						
GRANTEE: BOLES ALBERT JR & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FEP=[YR=2017] W18 N12 E18 S12$ W36 S25 E25
STP=[YR=2011] S6E5N6W5$ E29 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	0861	POOL GUNIT	0	0	34	17	578.00	SF	85.00	85.00	100	2000	2000	3	25	12,283	
2	0845	KOOL DECK	0	0	106	3	318.00	SF	13.27	13.27	100	2009	2009	3	90	3,797	
3	1243	WD DECK F	0	0	0	0	364.00	SF	3.20	3.20	100	1980	1980	3	20	233	
4	0855	CONC PAVER	0	0	0	0	900.00	SF	10.00	10.00	100	2010	2010	3	91	8,190	

LAND DESCRIPTION

TOTAL OB/XF 24,503

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	0	0006	R-1	67.00	137.00	1.00	LT		1.00	1.00	0.90	275,000.00	247,500.00	247,500							

REVIEW DATE 02/27/2024 BY TWA Total Acres: 0.00 Total Land Value: 247,500 Market: 0 Agricultural: 0 Common: 247,500 PRINTED 08/06/2024 BY SYS