LOTS 6 & 7 IN OR 676/494
R/P OF OUTLOT 44 S/D DBK A6/32

SCAGLIONE JAMES J
1612 ALACHUA ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0044-0060

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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

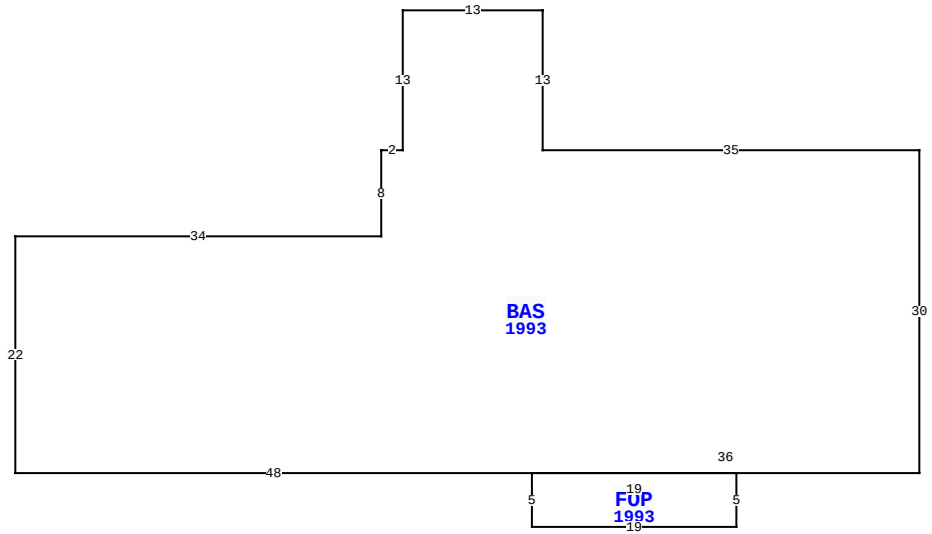
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,417	100	2,417	198,227
FOP	95	30	28	2,296
TOTALS	2,512		2,445	200,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,445	103.3900	98.22	240,148	1954	1990	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 0 Heated Area: 2417 HX Base Yr



1612 ALACHUA ST, FERNANDINA BEACH

BLD DATE	08/01/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		214,613
TOTAL MARKET OB/XF VALUE		12,253
TOTAL LAND VALUE - MARKET		450,000
TOTAL MARKET VALUE		676,866
SOH/AGL Deduction		519,549
ASSESSED VALUE		157,317
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		102,317
TOTAL JUST VALUE		676,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142699	GARAGE	27,280	12/29/2014
20101982	REMODEL	3,500	11/16/2010
20060658	REMODEL	7,000	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0676/0494	3/02/1993	QC	U	I	01	100

GRANTOR: BRYSON CATHERINE S

GRANTEE: SCAGLIONE JAMES & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 N13 W13 S13 W2 S8 W34 S22 E48 FOP=[YR=1993] S5 E19 N5 W19$ E36 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1954	1954	3	20	700	
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1980	1980	3	20	384	
3	0855	CONC PAVER	0	100	0	0	737.00	SF	7.00	7.00	100	2011	2011	3	92	4,746	
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2015	2015	3	95	56	
5	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2015	2015	3	95	56	
6	0810	CONCRETE A	0	100	0	0	1,022.00	SF	6.50	6.50	100	2015	2015	3	95	6,311	

LAND DESCRIPTION

TOTAL OB/XF 12,253

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	156.00	162.00	2.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	450,000							

REVIEW DATE 07/13/2020 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS

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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

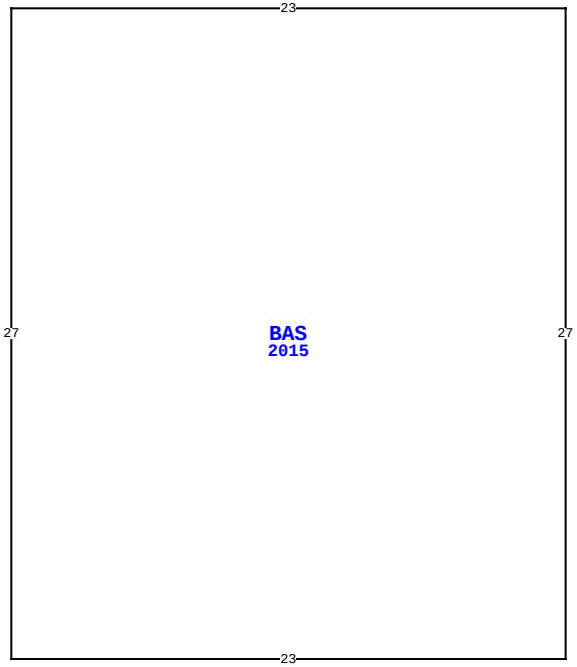
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	621	100	621	14,089
TOTALS	621		621	14,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	621	70.4550	24.66	15,314	2015	2015	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 0 Heated Area: 621 HX Base Yr



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GRANTOR: BRYSON CATHERINE S
GRANTEE: SCAGLIONE JAMES & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W23 S27 E23 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/13/2020 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS