

BLOCK 9 LOTS 1 29 THRU 34
IN OR 2206/1358
ESMT PT OR 2214/1119

ALACHUA GROUP LLC
3967 FIRST AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0009-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	13 STAND SEAM 100
Interior Wall	05 DRYWALL 100
Interior Floo	03 CONC FINSH 80
Interior Floo	11 CLAY TILE 20
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	13 100
Frame	02 WOOD FRAME 100
Story Height	9 100
RMS	2 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality 04 Quality Level 04

DOR CODE 3500 TOURIST ATTRACTION

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	25	15	4	410
BAL	264	15	40	4,100
BAS	868	100	868	88,969
CAN	497	30	149	15,272
CDN	576	35	202	20,705
CDN	840	35	294	30,135
STR	70	10	7	717

TOTALS 3,140 1,564 160,309

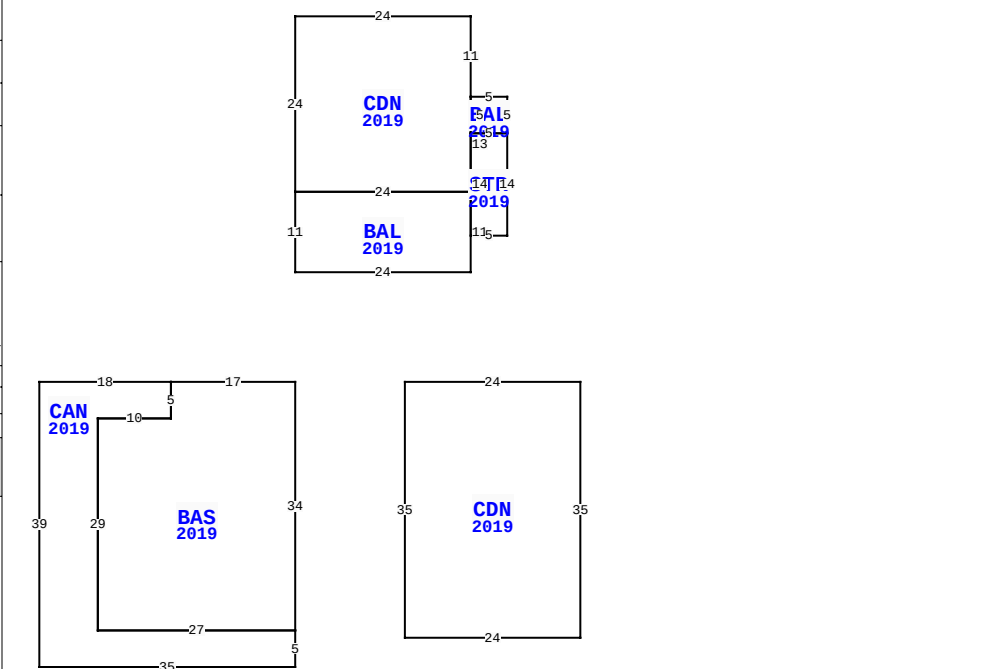
EXTRA FEATURES

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	0972	ST LGHT UN	0	0	0	0	9.00	UT	1,265.00	1,265.00	100	2019	2019	3	95	10,816	
2	0811	CONCRETE B	0	0	0	0	943.00	SF	5.20	5.20	100	2019	2019	3	98	4,806	
3	0855	CONC PAVER	0	0	0	0	331.00	SF	10.00	10.00	100	2019	2019	3	98	3,244	
4	0819	CONC 12"	0	0	0	0	2,788.00	SF	9.50	9.50	100	2019	2019	3	98	25,956	
5	0473	VF 3 RAIL	0	0	0	0	360.00	LF	5.63	5.63	100	2019	2019	3	95	1,924	
6	0446	BOX FNC 6'	0	0	0	0	132.00	LF	20.00	20.00	100	2019	2019	3	86	2,270	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570	
8	0810	CONCRETE A	0	0	0	0	48.00	SF	6.50	6.50	100	2019	2019	3	98	306	
9	0855	CONC PAVER	0	0	0	0	68.00	SF	10.00	10.00	100	2019	2019	3	98	666	

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	003500	C	TOUR ATTR	0	0003	C-3	175.00	100.00	16,988.00	SF		1.00	1.00	1.00	40.00	40.00	679,520							

MARKET ADJUSTMENTS													HEATED AREA: 868		HX Base Yr	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND					
1103	04	1,564	118.5862	104.06	162,750	2019	2019	0	0	0	1.50	98.50				
1 CONCESSION - 0% - 0																



201 ALACHUA ST, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	03/30/2020	KK	LGL DATE	LAND DATE	AG DATE	03/30/2020	KK
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		160,309	
TOTAL MARKET OB/XF VALUE		50,558	
TOTAL LAND VALUE - MARKET		679,520	
TOTAL MARKET VALUE		890,387	
SOH/AGL Deduction		0	
ASSESSED VALUE		890,387	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		890,387	
TOTAL JUST VALUE		890,387	
NCON VALUE		0	
INCOME VALUE		250,289	
PREVIOUS YEAR MKT VALUE		894,560	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190034	NEW CONSTR - ROOF	14,000	08/20/2019
20190034	NEW CONSTR - GOLF	200,000	05/01/2019
20183781	DEMOLITION	15,000	11/01/2018
20130517	XFOB	0	03/15/2013
20062026	SIGN	295	08/31/2006
984129	XFOB	1,000	08/17/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2206/1358	6/28/2018	WD Q	I	02	
GRANTOR: ALACHUA LAND & CATTLE					
GRANTEE: ALACHUA GROUP LLC					
1698/0108	9/03/2010	WD U	I	12	330,000
GRANTOR: FIRST COAST COMMUNITY					
GRANTEE: ALACHUA LAND & CATT					

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2019] W17 CAN=[YR=2019] W18 S39 E35 N5 W27 N29 E10
N5\$ S5 W10 S29 E27 N34\$ PTR= E15 CDN=[YR=2019] E24 S35 W24
N35\$ W15\$ PTR= N15 BAL=[YR=2019] N11 CDN=[YR=2019] N24 E24
S11 BAL=[YR=2019] E5 S5 STR=[YR=2019] S14 W5 N14 E5\$ W5 N5\$
S13 W24\$ E24 S11 W24\$ S15\$.