

BLOCK 23 LOTS 8 & 9 &
N'LY 9.83 FT LOT 10
IN OR 2009/661 & OR 2009/664

LATIERRA PROME TIDA INC
416 ALACHUA ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0023-0080



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	19	COMMON BRK 100								7101	04	5,033	175.3013	274.35	1,380,804	1925	1980	0	0	0	31.50	68.50	VALUATION BY																								
Roof Structur	04	WOOD TRUSS 100								1 CHURCH - 0% - 0										Heated Area: 5033										HX Base Yr										STANDARD							
Roof Cover	03	COMP SHNGL 100																												Tax Group: 2								Tax Dist:									
Interior Wall	03	PLASTER 60																												BUILDING MARKET VALUE								1,959,393									
Interior Wall	06	CUST PANEL 40																												TOTAL MARKET OB/XF VALUE								3,259									
Interior Floo	14	CARPET 100																												TOTAL LAND VALUE - MARKET								384,405									
Ceiling	02	F.NOT SUS 100																												TOTAL MARKET VALUE								2,347,057									
Air Condition	05	CHILL WTR 100																												SOH/AGL Deduction								503,938									
Heating Type	08	RAD WATER 100																												ASSESSED VALUE								1,843,119									
Fixtures	13	100																												TOTAL EXEMPTION VALUE								02 1,843,119									
Frame	04	REIN CONC 100																												BASE TAXABLE VALUE								0									
Story Height		22 100																												TOTAL JUST VALUE								2,347,057									
RMS		2 100																												NCON VALUE								0									
Stories	1.	1. 100																												INCOME VALUE																	
Units		0 100																												PREVIOUS YEAR MKT VALUE								2,509,593									
BUD8 Adjustme	02	DIST FB 100																																													
Occupancy	00	NONE 100																																													
Quality	04	Quality Level 04																																													
DOR CODE	7100	CHURCHES																																													
MAP NUM		MKT AREA																																													
NEIGHBORHOOD/LOC	1005.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	3,410	100	3,410	640,841																																											
FUS	1,623	100	1,623	305,010																																											
TOTALS					5,033		5,033	945,851																																							
EXTRA FEATURES					416 ALACHUA ST, FERNANDINA BEACH																																										
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	0825	BRICK	0	0	7	27	189.00	SF	12.50	12.50	100	1925	1925	3	20	473																															
2	0830	FLAGSTONE	0	0	16	8	128.00	SF	12.00	12.00	100	1925	1925	3	20	307																															
3	0810	CONCRETE A	0	0	7	39	273.00	SF	6.50	6.50	100	1953	1953	3	20	355																															
4	0810	CONCRETE A	0	0	0	0	314.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,112																															
5	0444	BOX FNC 4'	0	0	0	0	61.00	LF	6.50	6.50	100	1993	1993	3	20	79																															
6	0445	BOX FNC 5'	0	0	0	0	128.00	LF	8.10	8.10	100	1998	1998	3	20	207																															
7	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	1998	1998	3	45	675																															
8	0443	STK FNC 6'	0	0	0	0	6.00	LF	10.00	10.00	100	2000	2000	3	20	12																															
9	0442	STK FNC 5'	0	0	0	0	20.00	LF	8.10	8.10	100	2005	2005	3	24	39																															
TOTAL OB/XF																		3,259																													
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	007100	C	CHURCH	0		R-2	100.00	100.00	10,983.00	SF		1.00	1.00	1.00	35.00	35.00	384,405																														
REVIEW DATE 01/07/2020 BY KK Total Acres: 0.00 Total Land Value: 384,405 Market: 0 Agricultural: 0 Common: 384,405 PRINTED 08/06/2024 BY SYS																																															

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