

BLOCK 31 LOTS 1 & 16
IN OR 1061 PG 1084
CITY OF FDNA BEACH

HADDOCK CLAUDIA D
P O BOX 1084
FERNANDINA BEACH, FL 32035-1084

2024

00-00-31-1800-0031-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	23	REINF CONC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	440	100	440	55,973
HXB	800	100	800	101,768
HXB	850	100	850	108,129
HXP	170	30	51	6,488
HXP	230	30	69	8,777
HXU	85	55	47	5,979
HXU	100	55	55	6,997
TOTALS	2,675		2,312	294,111

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	5	32	160.00	SF	6.50	6.50	100	1976
2	0810	CONCRETE A	0 100	0	0	209.00	SF	6.50	6.50	100	1980
3	0801	ASPHALT A	0 100	0	0	967.00	SF	3.00	3.00	100	1976
4	0810	CONCRETE A	0 100	0	0	516.00	SF	6.50	6.50	100	1980
5	0810	CONCRETE A	0 100	5	25	125.00	SF	6.50	6.50	100	1976
6	0810	CONCRETE A	0 100	5	22	110.00	SF	6.50	6.50	100	1992
7	0681	POLE SHED	0 100	3	10	30.00	SF	15.00	15.00	100	1996
8	0810	CONCRETE A	0 100	24	4	96.00	SF	6.50	6.50	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAM	100	0003	R-2	100.00	100.00	100.00	FF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	01	2,312	125.6409	157.05	363,100	1976	1985	0	0	0	19.00	81.00	
1 DUPLEX - 80.97% - 2003 Heated Area: 2090 HX Base Yr 2003													

501 ALACHUA ST, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
										04/30/2024	MLU

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										294,111	
TOTAL MARKET OB/XF VALUE										4,542	
TOTAL LAND VALUE - MARKET										400,000	
TOTAL MARKET VALUE										698,653	
SOH/AGL Deduction										425,722	
ASSESSED VALUE										272,931	
TOTAL EXEMPTION VALUE										HX HB	50,000
BASE TAXABLE VALUE										222,931	
TOTAL JUST VALUE										698,653	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										607,025	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091064	REPAIR/RRF	4,000	08/14/2009
9146	REPAIR/RRF	4,400	06/14/1995
8796	REPAIR/RRF	2,300	01/23/1995
6959	ADDITION	7,000	03/18/1992
5918	REMODEL	1,800	04/16/1990
4715	REPAIR/RRF	650	03/02/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1061/1084	6/11/2002	WD	U	I	19	140,000			
GRANTOR: HARVEY SANDI & DOROTH									
GRANTEE: HADDOCK CLAUDIA D									
0794/0549	5/22/1997	WD	U	I		78,000			
GRANTOR: DAVIS GEORGE T									
GRANTEE: HARVEY SANDI & DORO									

BUILDING NOTES											
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BUILDING DIMENSIONS											
HXU=[YR=1993] W17 HXP=[YR=1993] W5 HXB=[YR=1993] W32 APT=[YR=1993] W22 S20 E22 N20 \$S25 E32 N25 \$ S15 E5 S5 E17 N5 HXU=[YR=1996] N10 W10 S10 E10 \$ W10 N10 W7 N5 \$ S5 E17 N5 \$ PTR= N15W22 HXP=[YR=1993] N5 HXB=[YR=1993] N25W34S25E34\$ W34S5E34 \$ E22S15\$.											

TOTAL OB/XF											
4,542											
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