



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	0	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	831	100	831	150,340
DCK	36	10	4	724
FGR	308	55	169	30,574
FOP	60	30	18	3,256
FUS	453	100	453	81,954
STP	6	10	1	181
STR	60	10	6	1,085
TOTALS	1,754		1,482	268,116

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	636.00	SF	7.00	7.00	4,274
2	0855	CONC PAVER	0	0	0	0	63.00	SF	7.00	7.00	423
3	0855	CONC PAVER	0	0	0	0	99.00	SF	7.00	7.00	665
4	0855	CONC PAVER	0	0	0	0	369.00	SF	7.00	7.00	2,480

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006	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
0500	01	1,482	124.3380	186.51	276,408	2016	2016	0	0	3.00	97.00
1 SFR CUST - 0% - 0											
Heated Area: 1284											
HX Base Yr											
1004 ALACHUA ST, FERNANDINA BEACH											
BLD DATE: 04/30/2024 MLU											

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		268,116	
TOTAL MARKET OB/XF VALUE		7,842	
TOTAL LAND VALUE - MARKET		400,000	
TOTAL MARKET VALUE		675,958	
SOH/AGL Deduction		127,466	
ASSESSED VALUE		548,492	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		548,492	
TOTAL JUST VALUE		675,958	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		613,940	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152987	NEW CONSTR	160,273	12/28/2015
4697	DEMOLITION	0	02/18/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2521/0726	12/14/2021	WD	Q	I	01	592,000	
GRANTOR: KOCH TAMSIN ALYSHA							
GRANTEE: ZELINSKAS 2019 TRUS							
1988/1038	6/30/2015	WD	Q	V	01	62,500	
GRANTOR: JACKSON NATHALIE CLAY							
GRANTEE: KOCK TAMSIN ALYSHA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2016] W6 BAS=[YR=2016] W23 STP=[YR=2016] N1 W6 S1 FGR=[YR=2016] W14 S22 E14 N16 DCK=[YR=2016] E6 N6 W6 S6\$ N6\$ E6\$ S6 W6 S13 E6 S4 D5 R5 E11 S1 E13 N19 W6 N10\$ S10 E6 N10\$ PTR=E15 FUS=[YR=2016] E28 S11 W12 S4 STR=[YR=2016] S8 W11 N4 E7 N4 E4\$ W4 S4 W7 S9 U5 L5 N23\$ W15\$.											