BLK 79 LOT 1
IN OR 888/827
CITY OF FDNA BEACH S/D OF

PERRY MANUEL F
905 ALACHUA ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0079-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

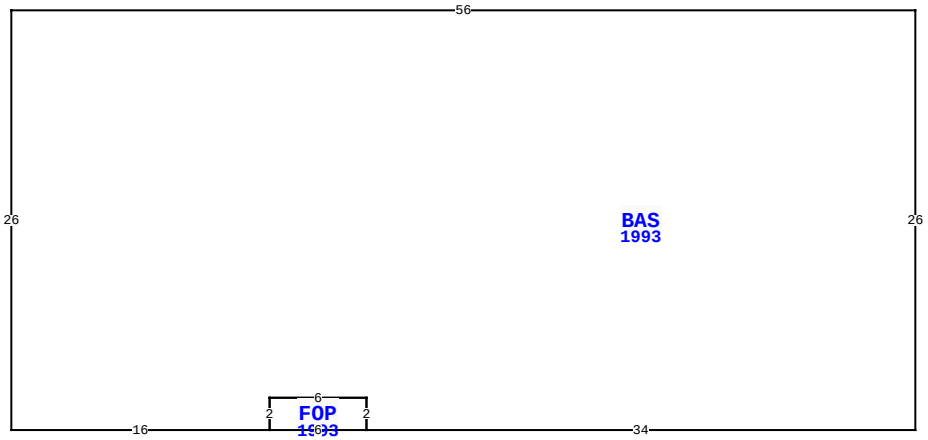
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100	1,444	119,666
FOP	12	30	4	331
TOTALS	1,456		1,448	119,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,448	107.6920	102.31	148,145	1976	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2000 Heated Area: 1444 HX Base Yr 2000



905 ALACHUA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		119,997
TOTAL MARKET OB/XF VALUE		3,148
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		523,145
SOH/AGL Deduction		438,751
ASSESSED VALUE		84,394
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		29,394
TOTAL JUST VALUE		523,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		468,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6932	REPAIR/RRF	1,750	03/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0888/0827	6/23/1999	WD	Q	I		74,900
GRANTOR: SIMPSON WILLIAM A JR						
GRANTEE: PERRY DONZELL MARIE						
0495/0382	8/01/1986	QC	U	V		1,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S26 E16 FOP=[YR=1993] E6 N2 W6S2$ N2 E6 S2 E34 N26$.

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	0810	CONCRETE A	0	100	0	0	870.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,838	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864	
3	0940	SHEDS/PORT	0	100	6	8	48.00	SF	30.00	30.00	100	2007	2007	3	31	446	

LAND DESCRIPTION

TOTAL OB/XF 3,148

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-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/06/2024 BY SYS