PT LOTS 134 & 109 OF OUTLOTS
SUB OF FDNA BEACH UNR IN
OR 2002/280

JONES GREGORY SCOTT/DIBUCCI KIMBERLY A
2116 ALACHUA ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-100B-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

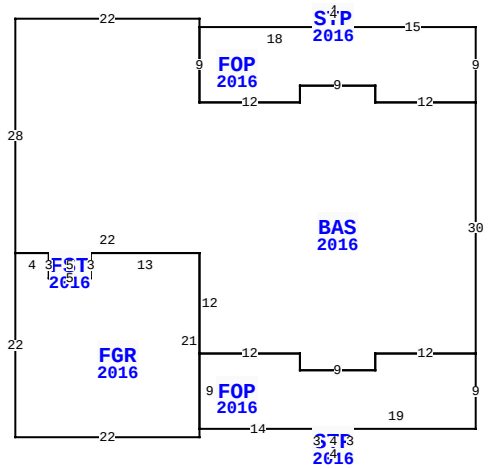
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

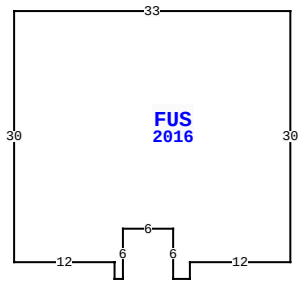
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,642	100	2016	1,642	241,098
FGR	469	55	2016	258	37,883
FOP	279	30	2016	84	12,334
FOP	279	30	2016	84	12,334
FST	15	55	2016	8	1,175
FUS	972	100	2016	972	142,720
STP	8	10	2016	1	147
STP	12	10	2016	1	147
TOTALS	3,676			3,050	447,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,050	115.8740	152.95	466,498	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2018 Heated Area: 2614 HX Base Yr 2018





2116 ALACHUA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		447,838
TOTAL MARKET OB/XF VALUE		6,116
TOTAL LAND VALUE - MARKET		285,000
TOTAL MARKET VALUE		738,954
SOH/AGL Deduction		270,789
ASSESSED VALUE		468,165
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		417,443
TOTAL JUST VALUE		738,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		693,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152385	CO ISSUED	0	04/28/2016
20152385	NEW CONSTR	327,821	10/13/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2002/0280	9/08/2015	WD	Q	V	02	100,000
GRANTOR: DECOURCEY JOHN M &						
GRANTEE: JONES GREGORY SCOTT						
1615/0475	4/16/2009	WD	Q	V	01	130,000
GRANTOR: CASERTA JAMES C & MAR						
GRANTEE: DECOURCEY JOHN M &						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
2	0811	CONCRETE B	0	100	0	0	643.00	SF	5.20	5.20	100	2016	2016	3	95	3,176	
3	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50	6.50	100	2016	2016	3	95	389	
4	0810	CONCRETE A	0	100	0	0	99.00	SF	6.50	6.50	100	2016	2016	3	95	611	

BUILDING DIMENSIONS

FOP=[YR=2016] W15 STP=[YR=2016] N2 W4 S2 E4$ W18
BAS=[YR=2016] N1 W22 S28 FGR=[YR=2016] S22 E22 N1
FOP=[YR=2016] E14 STP=[YR=2016] S3 E4 N3 W4$ E19 N9 W12 S2 W9
N2 W12 S9$ N21 W13 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W4$
E22 S12 E12 S2 E9 N2 E12 N30 W12 N2 W9 S2 W12 N9$ S9 E12 N2
E9 S2 E12 N9$ PTR=E20 FUS=[YR=2016] E33 S30 W12 S2 W2 N6 W6
S6 W1 N2 W12 N30$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 6,116

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	RES	100	0007	R-1	100.00	113.00	1.00	LT		1.00	1.00	0.95	300,000.00	285,000.00	285,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 285,000 Market: 0 Agricultural: 0 Common: 285,000 PRINTED 07/30/2025 BY SYS