LOT 12 (EX S20 FT)
IN OR 767/651
ALTA VISTA 2 PB 2/44

MAKLEY DANIEL & ROSANNA
2115 ALACHUA STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-100B-0012-0000

BUILDING CHARACTERISTICS

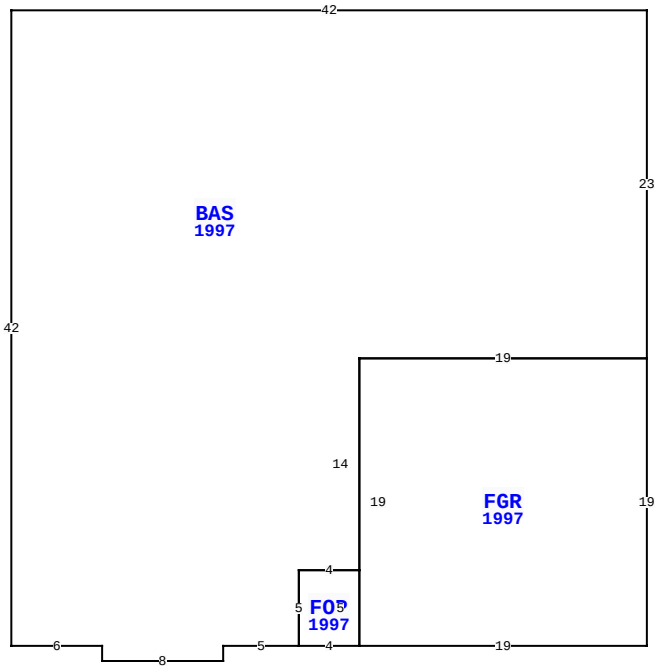
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,391	100	1997	1,391	148,738
FGR	361	55	1997	199	21,279
FOP	20	30	1997	6	641
TOTALS	1,772			1,596	170,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,596	134.0790	134.08	213,992	1997	1997	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 1998 Heated Area: 1391 HX Base Yr 1998



2115 ALACHUA ST, FERNANDINA BEACH

BLD DATE	02/04/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2025 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		170,659
TOTAL MARKET OB/XF VALUE		4,839
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		430,498
SOH/AGL Deduction		279,980
ASSESSED VALUE		150,518
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,796
TOTAL JUST VALUE		430,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060562	H/AC	1,500	03/17/2006
B969975	NEW CONSTR	75,888	08/14/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0767/0651	8/02/1996	WD	Q	V		20,000
GRANTOR: CLARY BEN J & CAROLE						
GRANTEE: MAKLEY DANIEL & ROS						
0617/0921	1/23/1991	WD	Q	V		18,500
GRANTOR: MULLEN DAVID S						
GRANTEE: CLARY BEN & CAROLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W42 S42 E6 S1 E8 N1 E5 FOP=[YR=1997] E4
FGR=[YR=1997] E19 N19 W19 S19 $ N5 W4 S5 $ N5 E4 N14 E19 N23
$.

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	742.00	SF	6.50	6.50	100	1997	1997	3	72	3,473	
2	1242	WD DECK A	0	100	16	16	256.00	SF	10.00	10.00	100	1998	1998	3	20	512	
3	0830	FLAGSTONE	0	100	10	8	80.00	SF	12.00	12.00	100	2009	2009	3	89	854	

LAND DESCRIPTION

TOTAL OB/XF 4,839

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	156.00	1.00	LT		1.00	1.00	0.85	300,000.00	255,000.00	255,000							

REVIEW DATE 08/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/30/2025 BY SYS