

DUFFY THOMAS E & MARY P
2028 ALACHUA STREET
FERNANDINA BEACH, FL 32034

00-00-31-1060-000E-0020

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior WallRoof Structur03WD FR STUC 100
GABLE/HIP 100

Roof CoverInterior Wall05COMP SHNGL 100
DRYWALL 100

Interior Floor14CARPET 70

Interior Floor11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

BedroomsBathroomsFrame023 100
2 100
WOOD FRAME 100

Stories Units1.1. 100
0 100

BUD8 AdjustmeOccupancy02DIST FB 100
00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1007.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,94410019931,944171,609

FGR48355199326623,482

FOP123019934353

FST121551993675,914

TOTALS2,5602,281201,358

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDADJUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHANOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10810CONCRETE A0100001,200.00SF6.506.50100198019803302,340

20861POOL GUNIT01002814392.00SF85.0085.00100199419943206,664

30845KOOL DECK010000320.00SF7.257.25100199419943661,531

40810CONCRETE A0100343102.00SF6.506.5010019801980330199

50810CONCRETE A01001123336.00SF6.506.5010019801980330655

60810CONCRETE A01001220240.00SF6.506.5010019801980330468

70756FEP01001120220.00SF27.0027.00100200020003201,188

80940SHEDS/PORT010010990.00SF30.0030.0010019811981320540

LAND DESCRIPTIONTOTAL OB/XF13,585

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 285,000Market: 0Agricultural: 0Common: 285,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100012,281109.6620109.66250,134198019850019.5080.50

SINGLE FAM - 100% - 1993Heated Area: 1944HX Base Yr 1993

Basement Footprint (BAS) 1993

Footing Footprint (FOP) 1993

Framing Footprint (FGR) 1993

Foundation Footprint (FST) 1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE201,358

TOTAL MARKET OB/XF VALUE13,585

TOTAL LAND VALUE - MARKET285,000

TOTAL MARKET VALUE499,943

SOH/AGL Deduction311,781

ASSESSED VALUE188,162

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE137,440

TOTAL JUST VALUE499,943

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE467,671

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVALUERSNCDSALE PRICE

0652/09123/24/1992WDQI89,500

GRANTOR: JOHNSON LEONTINE H

GRANTEE:DUFFY THOMAS & MARY

0416/06043/01/1984WDQI79,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W11 BAS=[YR=1993] W69 S32 E28 FOP=[YR=1993]
E6 N2 W6 S2 \$ N2 E6 S2 E23 FGR=[YR=1993] E23 N21 W23 S21 \$
N21 E12 N11 \$ S11 E11 N11 \$.