

SPILLANE PATRICK J & ELIZABETH
2018 ALACHUA STREET
FERNANDINA BEACH, FL 32034

00-00-31-1060-000E-0031



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall17CB STUCCO 100
Roof Structure03GABLE/HIP 100
Roof Cover05COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor14CARPET 100
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms03100
Bathrooms2100
Frame02WOOD FRAME 100
Stories1.1. 100

Units0100
BUD8 Adjustme02DIST FB 100
Occupancy00NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1007.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS2,53410019932,534204,847
FGR46255199325420,534
FOP64301993191,536
FOP252302008766,144

TOTALS3,3122,883233,059

MARKET ADJUSTMENTS

TYPMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNMORM% COND
0100012,883103.6350103.64298,794198019800022.0078.00
1 SINGLE FAM - 100% - 2005Heated Area: 2534HX Base Yr 2005

Floor Plan Details:
Overall Dimensions: 35' x 36'
Internal Features:
- FOP 2008 (Footprint) at top center.
- BAS 1993 (Building Area) covering most of the footprint.
- FOP 1993 (Footprint) as a small rectangle at bottom center.
- FGR 1993 (Front Yard) area on the right side.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 2Tax Dist:
BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE
233,05918,856330,000581,915350,710231,20550,722180,483581,9150
HX HB
180,483581,9150544,794

Sales Data Section

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CD SALE PRICE
1163/09658/19/2003WDQI110,000
GRANTOR:MILLS GEORGE G & KARE
GRANTEE:SPILLANE PATRICK J
0659/09985/27/1992WDQI110,000
GRANTOR:MURRAY LARRY & CAROL
GRANTEE:MILLS GEORGE & KARE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 FOP=[YR=2008] N9 W28 S9 E28\$ W35 S36 E35
FOP=[YR=1993] E8N8 W8S8\$ N8 E8 S8 E21 FGR=[YR=1993] E21 N22 W21S22\$ N22 E21 N14\$.

LAND DESCRIPTION

TOTAL OB/XF18,856

LNUSE CLSLAND USE CAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPH FACT% CONDTOT ADJ UNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES1000006R-1127.00127.001.00LT1.001.001.10300,000.00330,000.00330,000

REVIEW DATE08/27/2019BYDJATotal Acres: 0.00Total Land Value: 330,000Market: 0Agricultural: 0Common: 330,000PRINTED 07/30/2025 BY SYS