BLOCK I LOT S1/2 OF 3
IN OR 2188/672
ATLANTIC HIGHLANDS SUB

KELLY BERTHA J L/E/
1701 ALACHUA ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000I-0032

BUILDING CHARACTERISTICS

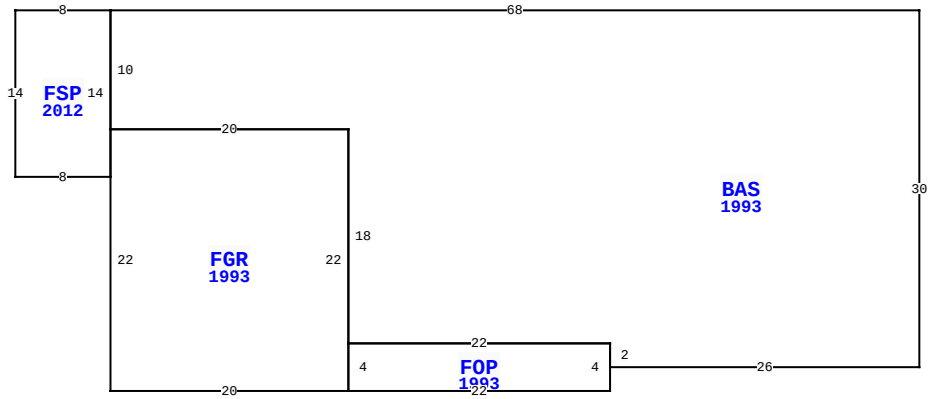
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,596	100	1993	1,596	139,868
FGR	440	55	1993	242	21,208
FOP	88	30	1993	26	2,278
FSP	112	40	2012	45	3,943
TOTALS	2,236			1,909	167,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,909	120.0500	120.05	229,175	1960	1990	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 2000 Heated Area: 1596 HX Base Yr 2000



1701 ALACHUA ST, FERNANDINA BEACH

BLD DATE		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		167,298
TOTAL MARKET OB/XF VALUE		2,711
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		410,009
SOH/AGL Deduction		304,729
ASSESSED VALUE		105,280
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		49,558
TOTAL JUST VALUE		410,009
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222366	REMODEL	10,800	07/22/2022
20110196	REPAIR/RRF	5,000	02/10/2011
2003275	XFOB	250	06/20/2000
2002496	H/AC	0	03/22/2000
7660	REPAIR/RRF	2,800	04/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2188/0672	4/05/2018	QC	U	I	11	100

GRANTOR: KELLY BERTHA

GRANTEE: KELLY BERTHA J L/E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W68 FSP=[YR=2012] W8 S14 E8 N14$ S10
FGR=[YR=1993] S22 E20 N22 W20$ E20 S18 FOP=[YR=1993] S4 E22
N4 W22$ E22 S2 E26 N30$.

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	948.00	SF	6.50	6.50	100	1985	1985	3	44	2,711	

LAND DESCRIPTION

TOTAL OB/XF 2,711

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	0006	R-1	68.00	137.00	1.00	LT		1.00	1.00	0.80	300,000.00	240,000.00	240,000							

REVIEW DATE 12/12/2023 BY TWX Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 07/30/2025 BY SYS