LOT 5 & PT OF R/W IN
OR 1796/129
R/P OF OUTLOT 44 S/D DBK A6/32

MURPHY MARIA
1622 ALACHUA ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0044-0050

BUILDING CHARACTERISTICS

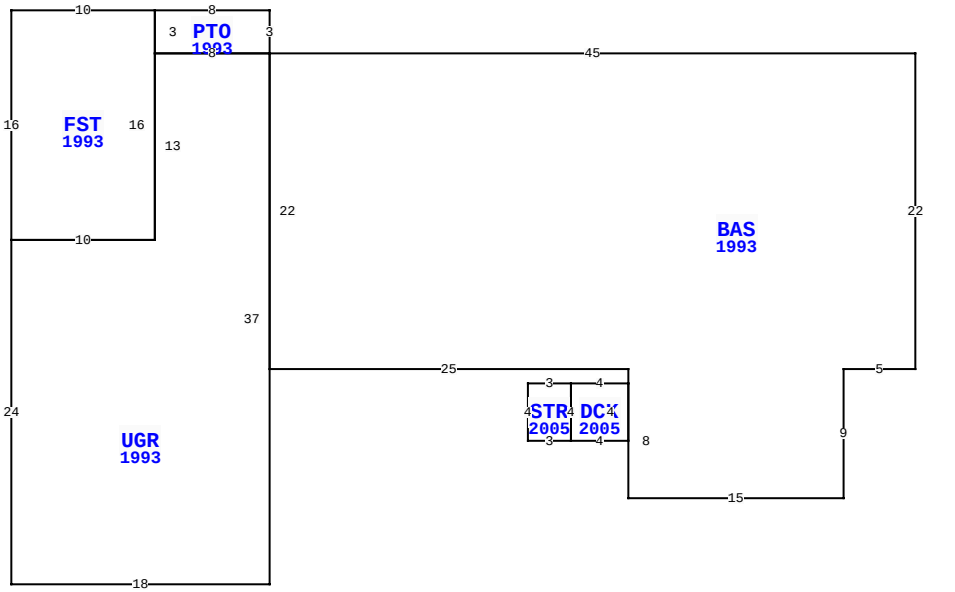
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,125	100	1993	1,125	83,431
DCK	16	10	2005	2	148
FST	160	55	1993	88	6,526
PTO	24	5	1993	1	74
STR	12	10	2005	1	74
UGR	536	45	1993	241	17,873
TOTALS	1,873			1,458	108,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,458	101.5920	101.59	148,118	1938	1985	0	0	0	27.00	73.00

1 SINGLE FAM – 100% - 2013 Heated Area: 1125 HX Base Yr 2013



1622 ALACHUA ST, FERNANDINA BEACH

BLD DATE	07/23/2014 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		108,126
TOTAL MARKET OB/XF VALUE		1,586
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		379,712
SOH/AGL Deduction		265,002
ASSESSED VALUE		114,710
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,988
TOTAL JUST VALUE		379,712
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120895	INSTALL ELEC.METE	85	05/17/2012
20062750	REROOF W/30YR SHN	5,600	12/18/2006
20020987	REPAIR WIRING	0	06/11/2002
6332	REPAIR/RRF	2,000	01/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1796/0129	5/30/2012	WD	U	I	12	85,200
GRANTOR: FANNIE MAE						
GRANTEE: MURPHY MARIA						
1788/0914	1/06/2012	WD	U	I	12	127,200
GRANTOR: BLACKSIN VICTORIA G						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 PTO=[YR=1993] N3 W8 FST=[YR=1993] W10 S16 UGR=[YR=1993] S24 E18 N37 W8 S13 W10$ E10 N16$ S3 E8$ S22 E25 S1 DCK=[YR=2005] W4 STR=[YR=2005] W3S4E3N4$ S4E4N4$ S8 E15 N9 E5 N22$.

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	0940	SHEDS/PORT	0	100	13	10	130.00	SF	30.00	30.00	100	1980	1980	3	20	780	
2	0810	CONCRETE A	0	100	0	0	116.00	SF	6.50	6.50	100	1960	1960	3	20	151	
3	0810	CONCRETE A	0	100	42	8	336.00	SF	6.50	6.50	100	1980	1980	3	30	655	

LAND DESCRIPTION

TOTAL OB/XF 1,586

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	78.00	162.00	1.00	LT		1.00	1.00	0.90	300,000.00	270,000.00	270,000							

REVIEW DATE 08/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/30/2025 BY SYS