



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,417	100	1993	2,417	207,412
FOP	95	30	1993	28	2,403
TOTALS	2,512			2,445	209,815

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00
3	0855	CONC PAVER	0	100	0	0	737.00	SF	7.00
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50
5	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50
6	0810	CONCRETE A	0	100	0	0	1,022.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	156.00	162.00	2.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,445	103.3900	103.39	252,789	1954	1990	0	0	0 17.00	83.00
1 SINGLE FAM - 100% - 0											
Heated Area: 2417											
HX Base Yr 1994											
BAS 1993											
FUP 1993											

BLD DATE	08/01/2014	KK	LGL DATE	
XF DATE			LAND DATE	05/08/2025
INC DATE			AG DATE	MLU
1612 ALACHUA ST, FERNANDINA BEACH				

TOTAL OB/XF											
12,202											

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		224,385	
TOTAL MARKET OB/XF VALUE		12,202	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		686,587	
SOH/AGL Deduction		524,708	
ASSESSED VALUE		161,879	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		106,157	
TOTAL JUST VALUE		686,587	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		676,866	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142699	GARAGE	27,280	12/29/2014
20101982	REMODEL	3,500	11/16/2010
20060658	REMODEL	7,000	04/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2786/37	5/07/2025	LE	U	I	11	100	
GRANTOR: SCAGLIONE JAMES J							
GRANTEE: NELSON NANCY B							
0676/0494	3/02/1993	QC	Q	I	01	100	
GRANTOR: BRYSON CATHERINE S							
GRANTEE: SCAGLIONE JAMES & C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W35 N13 W13 S13 W2 S8 W34 S22 E48 FOP=[YR=1993] S5 E19 N5 W19\$ E36 N30\$.									

**SCAGLIONE JAMES J L/E/
1612 ALACHUA ST
FERNANDINA BEACH, FL 32034**

2025

[illegible]