

PARKIN PETER G REV TRUST/PARKIN PETER GORDON TRUST
1521 ALACHUA ST
FERNANDINA BEACH, FL 32034

00-00-31-1700-0051-0000



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 50
23 REINF CONC 50
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
12 HARDWOOD 100
03 CENTRAL 100
04 AIR DUCTED 100

Bedrooms 3 100
Bathrooms 2.5 100
Frame 04 REIN CONC 100

Stories 2.
Units 2. 100
BUD8 Adjustme 0 100
Occupancy 0 NONE 100

Quality 03 Quality Level 03
DOR CODE 0100 SINGLE FAMILY
MAP NUM MKT AREA 01
NEIGHBORHOOD/LOC 1024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	168	15	2005	25	3,191
BAS	552	100	1993	552	70,456
FGR	312	55	1993	172	21,954
FOP	56	30	1993	17	2,170
FOP	96	30	1993	29	3,702
FUS	1,199	100	1993	1,199	153,037
STR	65	10	2005	6	766
UOP	361	20	1993	72	9,190
TOTALS	2,809			2,072	264,465

EXTRA FEATURES

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,072115.6400152.64316,270198119900016.3883.62

1 SNGL FAM - 0% - 0Heated Area: 1751HX Base Yr

The floor plan shows a rectangular building footprint divided into several rooms. The rooms are labeled as follows: BAS 1993 (Basement), FGR 1993 (Front Garage), UOP 1993 (Unfinished Open Porch), FOP 1993 (Finished Open Porch), STR 2005 (Staircase), BAL 2005 (Balcony), and FUS 1993 (Furnace Room). The dimensions of each room and the overall footprint are indicated by numbers along the edges.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE264,465

TOTAL MARKET OB/XF VALUE1,373

TOTAL LAND VALUE - MARKET390,000

TOTAL MARKET VALUE655,838

SOH/AGL Deduction165,519

ASSESSED VALUE490,319

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE490,319

TOTAL JUST VALUE655,838

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE643,066

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2115/1398	4/18/2017	SW	U	I	11	100

GRANTOR: PARKIN PETER GORDON

GRANTEE: PARKIN PETER GORDON

1562/07454/22/2008QC Q I 01100

GRANTOR: PARKIN TRICIA A

GRANTEE: PARKIN PETER G

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W13 BAS=[YR=1993] W23 S24 E4 UOP=[YR=1993] S19 E19 N3 FOP=[YR=1993] E6 N16 W6 S16\$ N16 W19\$ E19 N24\$ S24 E13 N24\$ PTR=E15 FUS=[YR=1993] E36 S24 W7 S16 BAL=[YR=2005] S4 D3 L9 W4 L9 U3 W4N20 STR=[YR=2005] S11E5S4 W8N15 FOP=[YR=1993] N8 E7S8W7\$ E3\$ E4 S16 R9 D3 E4 U3 R9 \$ L9 D3 W4 U3 L9 N24W7N16\$ W15\$.

LAND DESCRIPTION

TOTAL OB/XF1,373

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		0	0006	R-2	60.00	130.00	1.00	LT	1.00	1.00	1.30	300,000.00	390,000.00	390,000							

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 390,000Market: 0Agricultural: 0Common: 390,000PRINTED 07/30/2025 BY SYS