

BLOCK 9 LOTS 1 29 THRU 34  
IN OR 2206/1358  
ESMT PT OR 2214/1119

ALACHUA GROUP LLC  
3967 FIRST AV  
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0009-0010



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 10 ABOVE AVG 100  |
| Roof Structur            | 04 WOOD TRUSS 100 |
| Roof Cover               | 13 STAND SEAM 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 03 CONC FINSH 80  |
| Interior Floo            | 11 CLAY TILE 20   |
| Ceiling                  | 02 F.NOT SUS 100  |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Fixtures                 | 13 100            |
| Frame                    | 02 WOOD FRAME 100 |
| Story Height             | 9 100             |
| RMS                      | 2 100             |
| Stories                  | 1. 1. 100         |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

Quality 04 Quality Level 04

DOR CODE 3500 TOURIST ATTRACTION

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1004.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAL       | 25               | 15          | 2019 | 4            | 390                  |
| BAL       | 264              | 15          | 2019 | 40           | 3,904                |
| BAS       | 868              | 100         | 2019 | 868          | 84,732               |
| CAN       | 497              | 30          | 2019 | 149          | 14,545               |
| CDN       | 576              | 35          | 2019 | 202          | 19,719               |
| CDN       | 840              | 35          | 2019 | 294          | 28,699               |
| STR       | 70               | 10          | 2019 | 7            | 683                  |

TOTALS 3,140 1,564 152,674

EXTRA FEATURES

| L N | 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   | 0972       | ST LGHT UN  | 0   | 0   | 0 | 0 | 9.00     | UT | 1,265.00 | 1,265.00       | 100       | 2019    | 2019        | 3 | 94     | 10,702          |       |
| 2   | 0811       | CONCRETE B  | 0   | 0   | 0 | 0 | 943.00   | SF | 5.20     | 5.20           | 100       | 2019    | 2019        | 3 | 97     | 4,756           |       |
| 3   | 0855       | CONC PAVER  | 0   | 0   | 0 | 0 | 331.00   | SF | 10.00    | 10.00          | 100       | 2019    | 2019        | 3 | 97     | 3,211           |       |
| 4   | 0819       | CONC 12"    | 0   | 0   | 0 | 0 | 2,788.00 | SF | 9.50     | 9.50           | 100       | 2019    | 2019        | 3 | 97     | 25,691          |       |
| 5   | 0473       | VF 3 RAIL   | 0   | 0   | 0 | 0 | 360.00   | LF | 5.63     | 5.63           | 100       | 2019    | 2019        | 3 | 94     | 1,904           |       |
| 6   | 0446       | BOX FNC 6'  | 0   | 0   | 0 | 0 | 132.00   | LF | 20.00    | 20.00          | 100       | 2019    | 2019        | 3 | 82     | 2,165           |       |
| 7   | 0463       | FENCE GATE  | 0   | 0   | 0 | 0 | 2.00     | UT | 300.00   | 300.00         | 100       | 2019    | 2019        | 3 | 94     | 564             |       |
| 8   | 0810       | CONCRETE A  | 0   | 0   | 0 | 0 | 48.00    | SF | 6.50     | 6.50           | 100       | 2019    | 2019        | 3 | 97     | 303             |       |
| 9   | 0855       | CONC PAVER  | 0   | 0   | 0 | 0 | 68.00    | SF | 10.00    | 10.00          | 100       | 2019    | 2019        | 3 | 97     | 660             |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 003500   | C   | TOUR ATTR            | 0   | 0003 | C-3      | 175.00 | 100.00 | 16,988.00   | SF        |     | 1.00     | 1.00   | 1.00    | 50.00      | 50.00          | 849,400    |                             |      |         |      |     |    |        |

| MARKET ADJUSTMENTS    |     |           |             |                |                |      |      |      |      |      |        |       |  | Heated Area: 868 |  | HX Base Yr |  |
|-----------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|------------------|--|------------|--|
| TYPE                  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |                  |  |            |  |
| 1103                  | 04  | 1,564     | 118.5862    | 99.61          | 155,790        | 2019 | 2019 | 0    | 0    | 0    | 2.00   | 98.00 |  |                  |  |            |  |
| 1 CONCESSION - 0% - 0 |     |           |             |                |                |      |      |      |      |      |        |       |  |                  |  |            |  |
|                       |     |           |             |                |                |      |      |      |      |      |        |       |  |                  |  |            |  |
|                       |     |           |             |                |                |      |      |      |      |      |        |       |  |                  |  |            |  |
|                       |     |           |             |                |                |      |      |      |      |      |        |       |  |                  |  |            |  |

201 ALACHUA ST, FERNANDINA BEACH

| 201 ALACHUA ST, FERNANDINA BEACH |    |          |                |           | 03/30/2020 |             | KK |        | 03/27/2025      |           | DC |         |  |
|----------------------------------|----|----------|----------------|-----------|------------|-------------|----|--------|-----------------|-----------|----|---------|--|
|                                  |    |          |                | XF DATE   |            | INC DATE    |    |        |                 | LAND DATE |    | AG DATE |  |
| UNITS                            | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON    | YEAR ACTUAL | Q  | % COND | OB/XF MKT VALUE | NOTES     |    |         |  |
| 9.00                             | UT | 1,265.00 | 1,265.00       | 100       | 2019       | 2019        | 3  | 94     | 10,702          |           |    |         |  |
| 943.00                           | SF | 5.20     | 5.20           | 100       | 2019       | 2019        | 3  | 97     | 4,756           |           |    |         |  |
| 331.00                           | SF | 10.00    | 10.00          | 100       | 2019       | 2019        | 3  | 97     | 3,211           |           |    |         |  |
| 2,788.00                         | SF | 9.50     | 9.50           | 100       | 2019       | 2019        | 3  | 97     | 25,691          |           |    |         |  |
| 360.00                           | LF | 5.63     | 5.63           | 100       | 2019       | 2019        | 3  | 94     | 1,904           |           |    |         |  |
| 132.00                           | LF | 20.00    | 20.00          | 100       | 2019       | 2019        | 3  | 82     | 2,165           |           |    |         |  |
| 2.00                             | UT | 300.00   | 300.00         | 100       | 2019       | 2019        | 3  | 94     | 564             |           |    |         |  |
| 48.00                            | SF | 6.50     | 6.50           | 100       | 2019       | 2019        | 3  | 97     | 303             |           |    |         |  |
| 68.00                            | SF | 10.00    | 10.00          | 100       | 2019       | 2019        | 3  | 97     | 660             |           |    |         |  |
|                                  |    |          |                |           |            |             |    |        |                 |           |    |         |  |

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| VALUATION SUMMARY         |              | STANDARD  |
|---------------------------|--------------|-----------|
| VALUATION BY              | Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE     |              | 152,674   |
| TOTAL MARKET OB/XF VALUE  |              | 49,956    |
| TOTAL LAND VALUE - MARKET |              | 849,400   |
| TOTAL MARKET VALUE        |              | 1,052,030 |
| SOH/AGL Deduction         |              | 72,604    |
| ASSESSED VALUE            |              | 979,426   |
| TOTAL EXEMPTION VALUE     |              | 0         |
| BASE TAXABLE VALUE        |              | 979,426   |
| TOTAL JUST VALUE          |              | 1,052,030 |
| NCON VALUE                |              | 0         |
| INCOME VALUE              |              | 250,289   |
| PREVIOUS YEAR MKT VALUE   |              | 890,387   |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| 20190034   | NEW CONSTR - ROOF | 14,000  | 08/20/2019 |
| 20190034   | NEW CONSTR - GOLF | 200,000 | 05/01/2019 |
| 20183781   | DEMOLITION        | 15,000  | 11/01/2018 |
| 20130517   | XFOB              | 0       | 03/15/2013 |
| 20062026   | SIGN              | 295     | 08/31/2006 |
| 984129     | XFOB              | 1,000   | 08/17/1998 |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| 20190034   | NEW CONSTR - ROOF | 14,000  | 08/20/2019 |
| 20190034   | NEW CONSTR - GOLF | 200,000 | 05/01/2019 |
| 20183781   | DEMOLITION        | 15,000  | 11/01/2018 |
| 20130517   | XFOB              | 0       | 03/15/2013 |
| 20062026   | STGN              | 295     | 08/31/2006 |
| 984129     | XFOB              | 1,000   | 08/17/1998 |

| BUILDING NOTES                                                                                                                                                                                                                                                                    |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
|                                                                                                                                                                                                                                                                                   |  |  |  |
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                               |  |  |  |
| BAS=[YR=2019] W17 CAN=[YR=2019] W18 S39 E35 N5 W27 N29 E10 N5\$ S5 W10 S29 E27 N34\$ PTR= E15 CDN=[YR=2019] E24 S35 W24 N35\$ W15\$ PTR= N15 BAL=[YR=2019] N11 CDN=[YR=2019] N24 E24 S11 BAL=[YR=2019] E5 S5 STR=[YR=2019] S14 W5 N14 E5\$ W5 N5\$ S13 W24\$ E24 S11 W24\$ S15\$. |  |  |  |