BLOCK 15 LOTS 1 2 3 & 23
THRU 34 IN OR 990/192
CITY OF FDNA BEACH

BALLARD JULIE E & STEPHEN R
315 ALACHUA ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0015-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	05	Quality Level 05

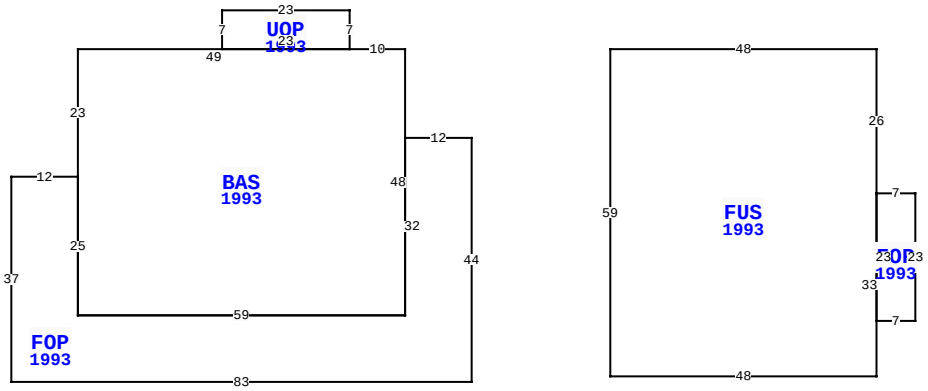
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,832	100	1993	2,832	571,554
FOP	161	30	1993	48	9,687
FOP	1,680	30	1993	504	101,717
FUS	2,832	100	1993	2,832	571,554
UOP	161	20	1993	32	6,458
TOTALS	7,666			6,248	1,260,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	6,248	151.1640	238.84	1,492,272	1900	1990	0	0	0	15.50	84.50

1 SFR CUST – 100% - 0 Heated Area: 5664 HX Base Yr 2002



315 ALACHUA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,260,970
TOTAL MARKET OB/XF VALUE		7,250
TOTAL LAND VALUE - MARKET		1,638,750
TOTAL MARKET VALUE		2,906,970
SOH/AGL Deduction		2,366,219
ASSESSED VALUE		540,751
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		490,029
TOTAL JUST VALUE		2,906,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,587,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121725	ROOF REPAIR	2,127	08/22/2012
3218	RE-ROOF	5,000	01/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0990/0192	6/05/2001	QC	Q	I	06	64,000
GRANTOR: BALLARD JULIE E						
GRANTEE: BALLARD JULIE E & S						
0627/0115	5/24/1991	QC	Q	I	01	100
GRANTOR: JACOBS ARTHUR I						
GRANTEE: JACOBS JULIE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 UOP=[YR=1993] N7 W23 S7 E23 $ W49 S23 FOP=[YR=1993] W12 S37 E83 N44 W12 S32 W59 N25 $ S25 E59 N48 $ PTR= E37 FUS=[YR=1993] E48 S26 FOP=[YR=1993] E7 S23 W7 N23 $ S33 W48 N59 $ W37 $.

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	0801	ASPHALT A	0	100	100	10	1,000.00	SF	3.00	3.00	100	1980	1980	3	50	1,500	
2	0462	ST/AL FNC	0	100	575	5	2,875.00	SF	10.00	10.00	100	1990	1990	3	20	5,750	

LAND DESCRIPTION

TOTAL OB/XF 7,250

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	0003	R-2	225.00	100.00	225.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	1,068,750							
2	000100	C	RES	100	0003	R-2	50.00	100.00	150.00	FF		1.00	1.00	0.80	4,750.00	3,800.00	570,000							

REVIEW DATE 05/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 1,638,750 Market: 0 Agricultural: 0 Common: 1,638,750 PRINTED 07/30/2025 BY SYS