



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	23	REINF CONC 40
Roof Structure	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		2 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	440	100	1993	440	58,744
HXB	800	100	1993	800	106,807
HXB	850	100	1993	850	113,483
HXP	170	30	1993	51	6,809
HXP	230	30	1993	69	9,212
HXU	85	55	1993	47	6,275
HXU	100	55	1996	55	7,343
TOTALS	2,675			2,312	308,673

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0810	CONCRETE A	0 100	5	32	160.00	SF	6.50	6.50	100	1976	1976	3	26	270	
2	0810	CONCRETE A	0 100	0	0	209.00	SF	6.50	6.50	100	1980	1980	3	30	408	
3	0801	ASPHALT A	0 100	0	0	967.00	SF	3.00	3.00	100	1976	1976	3	50	1,451	
4	0810	CONCRETE A	0 100	0	0	516.00	SF	6.50	6.50	100	1980	1980	3	30	1,006	
5	0810	CONCRETE A	0 100	5	25	125.00	SF	6.50	6.50	100	1976	1976	3	26	211	
6	0810	CONCRETE A	0 100	5	22	110.00	SF	6.50	6.50	100	1992	1992	3	62	443	
7	0681	POLE SHED	0 100	3	10	30.00	SF	15.00	15.00	100	1996	1996	3	23	104	
8	0810	CONCRETE A	0 100	24	4	96.00	SF	6.50	6.50	100	2000	2000	3	77	480	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000800	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,312	125.6409	165.85	383,445	1976	1985	0	0	0 19.50	80.50
1 DUPLEX - 80.97% - 2003 Heated Area: 2090 HX Base Yr 2003											
501 ALACHUA ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/22/2025 MLU											

TOTAL OB/XF											
4,373											

NASSAU COUNTY PROPERTY		
PAGE 1 of 1		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	308,673	
TOTAL MARKET OB/XF VALUE	4,373	
TOTAL LAND VALUE - MARKET	475,000	
TOTAL MARKET VALUE	788,046	
SOH/AGL Deduction	503,683	
ASSESSED VALUE	284,363	
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE	233,641	
TOTAL JUST VALUE	788,046	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	698,653	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091064	REPAIR/RRF	4,000	08/14/2009
9146	REPAIR/RRF	4,400	06/14/1995
8796	REPAIR/RRF	2,300	01/23/1995
6959	ADDITION	7,000	03/18/1992
5918	REMODEL	1,800	04/16/1990
4715	REPAIR/RRF	650	03/02/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1061/1084	6/11/2002	WD U	I		19
GRANTOR: HARVEY SANDI & DOROTH					
GRANTEE: HADDOCK CLAUDIA D					
0794/0549	5/22/1997	WD U	I		
GRANTOR: DAVIS GEORGE T					
GRANTEE: HARVEY SANDI & DORO					

BUILDING NOTES		

BUILDING DIMENSIONS		
HXU=[YR=1993] W17 HXP=[YR=1993] W5 HXB=[YR=1993] W32 APT=[YR=1993] W22 S20 E22 N20 \$S25 E32 N25 \$ S15 E5 S5 E17 N5 HXU=[YR=1996] N10 W10 S10 E10 \$ W10 N10 W7 N5 \$ S5 E17 N5 \$ PTR= N15W22 HXP=[YR=1993] N5 HXB=[YR=1993] N25W34S25E34\$ W34S5E34 \$ E22S15\$.		