

BLOCK E N127.5 FT OF LOT 3 &
N127.5 FT OF W27 FT OF LOT 2
IN OR 1163/965

SPILLANE PATRICK J & ELIZABETH
2018 ALACHUA STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1060-000E-0031



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,534	100	1993	2,534	213,706
FGR	462	55	1993	254	21,421
FOP	64	30	1993	19	1,603
FOP	252	30	2008	76	6,409

TOTALS	3,312			2,883	243,139
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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00		1980	1980	3	42	1,470	
2	0860	POOL/SPA	0	100	0	0		1.00	UT 50,000.00		1980	1980	04	85	42,500	
7	0940	SHEDS/PORT	0	100	8	6		48.00	SF 30.00		2010	2010	3	35	504	

LAND DESCRIPTION			TOTAL OB/XF 44,474													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0006	R-1	127.00	127.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00

REVIEW DATE	01/01/2023	BY	CD
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,883	103.6350	108.82	313,728	1980	1980	0	0	0	22.50	77.50
1 SINGLE FAM 100% - 2005 Heated Area: 2534 HX Base Yr 2005												

2018 ALACHUA ST, FERNANDINA BEACH	BLD DATE 02/04/2014	KK	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	
			04/09/2025	MLU

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Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0	Common: 300,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		243,139	
TOTAL MARKET OB/XF VALUE		44,474	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		587,613	
SOH/AGL Deduction		350,165	
ASSESSED VALUE		237,448	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		186,037	
TOTAL JUST VALUE		587,613	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		581,915	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070088	ADDITION	7,500	01/19/2007
20040997	XFOB	7,000	06/03/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1163/0965	8/19/2003	WD	Q	I		250,000	
GRANTOR: MILLS GEORGE G & KARE							
GRANTEE: SPILLANE PATRICK J							
0659/0998	5/27/1992	WD	Q	I		110,000	
GRANTOR: MURRAY LARRY & CAROL							
GRANTEE: MILLS GEORGE & KARE							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=1993] W50 FOP=[YR=2008] N9 W28 S9 E28\$ W35 S36 E35 FOP=[YR=1993] E8N8 W8S8\$ N8 E8 S8 E21 FGR=[YR=1993] E21 N22 W21S22\$ N22 E21 N14\$.																