BLOCK F LOT E1/2 OF 4
IN OR 2780/216
ATLANTIC HIGHLANDS SUB

MILLIGAN LAWRENCE ADAMS III & CATHERINE L/E/
2029 ALACHUA ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1060-000F-0041

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 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		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

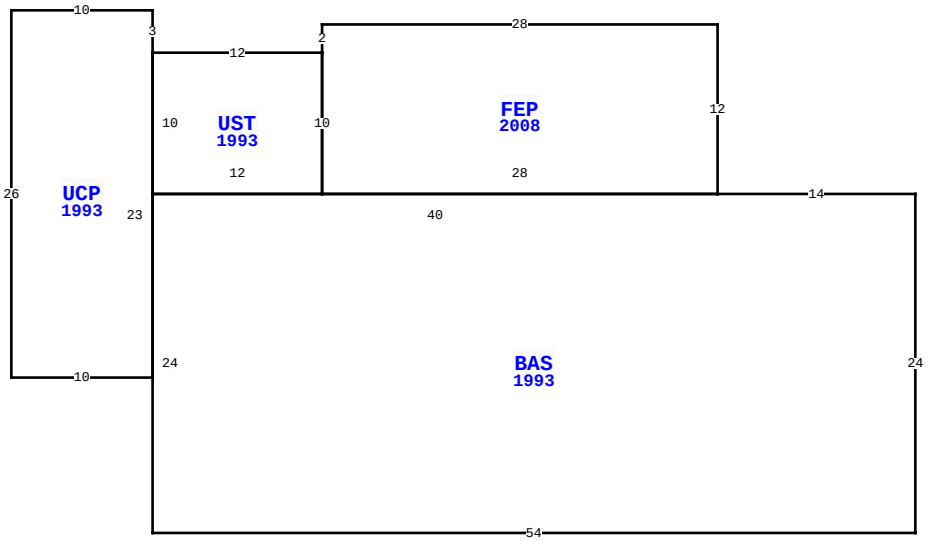
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1993	1,296	112,845
FEP	336	80	2008	269	23,422
UCP	260	20	1993	52	4,528
UST	120	45	1993	54	4,702
TOTALS	2,012			1,671	145,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,671	107.0000	112.35	187,737	1960	1980	0	0	0	22.50	77.50

1 SINGLE FAM 100% - 2026 Heated Area: 1296 HX Base Yr 2026



2029 ALACHUA ST, FERNANDINA BEACH

BLD DATE	02/04/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		145,496
TOTAL MARKET OB/XF VALUE		42,500
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		487,996
SOH/AGL Deduction		0
ASSESSED VALUE		487,996
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		436,585
TOTAL JUST VALUE		487,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062516	ALUM GLASS SCREEN	16,900	11/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2780/216	3/27/2025	QC	U	I	11	100
GRANTOR: MILLIGAN LAWRENCE ADA						
GRANTEE: MILLIGAN LAWRENCE &						
2041/1139	4/21/2016	WD	U	I	16	97,000
GRANTOR: ROLAND DEBORAH K MILL						
GRANTEE: MILLIGAN LAWRENCE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FEP=[YR=2008] N12 W28 S2 UST=[YR=1993] W12 UCP=[YR=1993] N3 W10 S26 E10 N23 $ S10 E12 N10 $ S10 E28$ W40 S24 E54 N24$.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1980	1980	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,500

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	0006	R-1	78.00	137.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS