BLOCK F LOT W1/2 OF 4
IN OR 404 PG 415
ATLANTIC HIGHLANDS SUB

MURRAY DANIEL N & KATHY M
2022 ALACHUA ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1060-000F-0042

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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

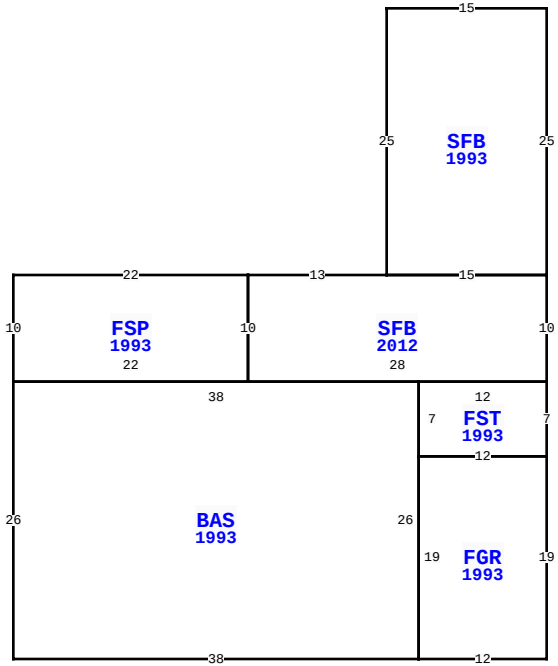
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	1993	988	76,903
FGR	228	55	1993	125	9,730
FSP	220	40	1993	88	6,850
FST	84	55	1993	46	3,580
SFB	375	80	1993	300	23,351
SFB	280	80	2012	224	17,436
TOTALS	2,175			1,771	137,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,771	99.5000	104.48	185,034	1967	1975	0	0	0	25.50	74.50

1 SINGLE FAM 100% - 1984 Heated Area: 1512 HX Base Yr 1984



2022 ALACHUA ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		137,850
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		437,850
SOH/AGL Deduction		322,099
ASSESSED VALUE		115,751
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,340
TOTAL JUST VALUE		437,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9610185	REPAIR/RRF	1,500	12/07/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0404/0415	11/01/1983	WD	Q	I		44,700

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W15 S25 SFB=[YR=2012] W13 FSP=[YR=1993] W22 S10 BAS=[YR=1993] S26 E38 FGR=[YR=1993] E12 N19 FST=[YR=1993] N7 W12 S7 E12 $ W12 S19 $ N26 W38 $ E22 N10$ S10 E28 N10 W15 $ E15 N25 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	84.00	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