

ZELLERS JUSTIN N & HEATHER R
1611 ALACHUA STREET
FERNANDINA BEACH, FL 32034

00-00-31-1060-000J-0051



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										2													
ELEMENT		CD		15		CONC BLOCK 100		0100		01		2,377		102.9000		108.04		256,811		1956		1980		0		0		0		22.50		77.50	
Exterior Wall		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 2012		Heated Area: 1870		HX Base Yr 2012		VALUATION BY		STANDARD		Tax Group: 2		Tax Dist:		BUILDING MARKET VALUE		199,029					
Roof Structur		03		COMP SHNGL 100		TOTAL MARKET OB/XF VALUE		0		TOTAL LAND VALUE - MARKET		300,000		TOTAL MARKET VALUE		499,029		SOH/AGL Deduction		176,408		TOTAL EXEMPTION VALUE		HX HB		51,411							
Interior Wall		05		DRYWALL 100		ASSESSED VALUE		124,997		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		433,028											
Interior Floo		12		HARDWOOD 60		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		433,028															
Interior Floo		14		CARPET 40		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		433,028															
Air Condition		03		CENTRAL 100		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		433,028															
Heating Type		04		AIR DUCTED 100		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		433,028															
Bedrooms		4		100		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		433,028															
Bathrooms		3		100		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		433,028															
Frame		03		MASONRY 100		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		433,028															
Stories		1.		1. 100		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		433,028															
Units		0		100		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		433,028															
BUD8 Adjustme		02		DIST FB 100		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		433,028															
Occupancy		00		NONE 100		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		433,028															
Quality		03		Quality Level 03		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		433,028															
DOR CODE		0100		SINGLE FAMILY		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		433,028															
MAP NUM				MKT AREA		01		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		433,028															
NEIGHBORHOOD/LOC		1007.00		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		433,028																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		433,028									
BAS		1,480		100		1993		1,480		123,922		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		433,028									
BAS		390		100		2016		390		32,655		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		433,028									
FCP		276		25		1993		69		5,778		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		433,028									
FDG		572		60		1993		343		28,720		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		433,028									
FEP		96		80		2013		77		6,447		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		433,028									
FOP		60		30		1993		18		1,507		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		433,028									
TOTALS		2,874						2,377		199,029		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		433,028									
EXTRA FEATURES		1611 ALACHUA ST, FERNANDINA BEACH		BLD DATE		12/12/2013		KK		LGL DATE		04/09/2025		MLU		TOTAL JUST VALUE		499,029		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE							