

BLOCK 9 LOTS 1 29 THRU 34
IN OR 2206/1358
ESMT PT OR 2214/1119

ALACHUA GROUP LLC
3967 FIRST AV
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0009-0010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	10	ABOVE AVG 100	1103	04	1,564	118.5862	103.47	161,827	2019	2019	0	0	2.50	97.50	VALUATION BY STANDARD														
Roof Structur	04	WOOD TRUSS 100	1 CONCESSION 0% - 0													Heated Area: 868 HX Base Yr													
Roof Cover	13	STAND SEAM 100															Tax Group: 2 Tax Dist:												
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 157,781												
Interior Floo	03	CONC FINSH 80															TOTAL MARKET OB/XF VALUE 49,569												
Interior Floo	11	CLAY TILE 20															TOTAL LAND VALUE - MARKET 849,400												
Ceiling	02	F.NOT SUS 100															TOTAL MARKET VALUE 1,056,750												
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 0												
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 1,056,750												
Fixtures	13	100															TOTAL EXEMPTION VALUE 0												
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 1,056,750												
Story Height	9	100															TOTAL JUST VALUE 1,056,750												
RMS	2	100	NCON VALUE 0																										
Stories	1.	1. 100	INCOME VALUE 250289																										
Units	0	100	PREVIOUS YEAR MKT VALUE 1,052,030																										
Occupancy	00	NONE 100																											
Quality			04	Quality Level 04																									
DOR CODE			3500 TOURIST ATTRACTION																										
MAP NUM														01															
NEIGHBORHOOD/LOC			1004.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAL	25	15	2019	4	404																								
BAL	264	15	2019	40	4,036																								
BAS	868	100	2019	868	87,567																								
CAN	497	30	2019	149	15,032																								
CDN	576	35	2019	202	20,378																								
CDN	840	35	2019	294	29,660																								
STR	70	10	2019	7	706																								
TOTALS			3,140		1,564	157,781																							
EXTRA FEATURES						201 ALACHUA ST, FERNANDINA BEACH																							
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	0972	ST LGHT UN	0	0	0	0	9.00	UT	1,265.00	1,265.00	100	2019	2019	3	92	10,474													
2	0811	CONCRETE B	0	0	0	0	943.00	SF	5.20	5.20	100	2019	2019	3	97	4,756													
3	0855	CONC PAVER	0	0	0	0	331.00	SF	10.00	10.00	100	2019	2019	3	97	3,211													
4	0819	CONC 12"	0	0	0	0	2,788.00	SF	9.50	9.50	100	2019	2019	3	97	25,691													
5	0473	VF 3 RAIL	0	0	0	0	360.00	LF	5.63	5.63	100	2019	2019	3	92	1,863													
6	0446	BOX FNC 6'	0	0	0	0	132.00	LF	20.00	20.00	100	2019	2019	3	78	2,059													
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	92	552													
8	0810	CONCRETE A	0	0	0	0	48.00	SF	6.50	6.50	100	2019	2019	3	97	303													
9	0855	CONC PAVER	0	0	0	0	68.00	SF	10.00	10.00	100	2019	2019	3	97	660													
TOTAL OB/XF 49,569																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	003500	C	TOUR ATTR	0	0003	C-3	175.00	100.00	16,988.00	SF		1.00	1.00	1.00	50.00	50.00	849,400												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 849,400 Market: 0 Agricultural: 0 Common: 849,400 PRINTED 07/09/2026 BY SYS																													