BLOCK 22 LOTS 14 E 35 FT OF 15
IN OR 704/247
CITY OF FDNA BEACH

SAPP RONALD S & MARY A
415 ALACHUA ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0022-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

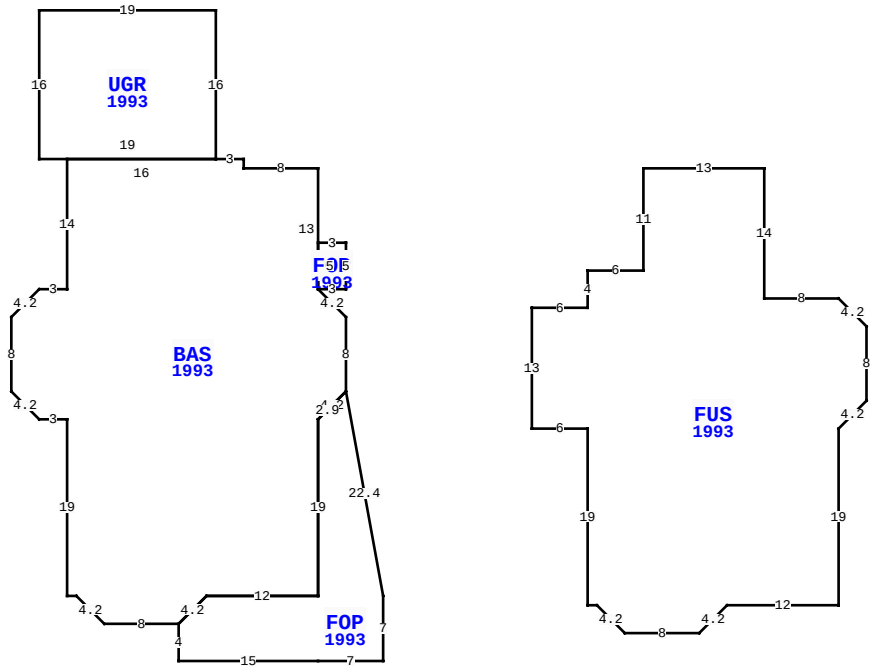
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,402	100	1993	1,402	181,501
FOP	15	30	1993	4	518
FOP	255	30	1993	76	9,839
FUS	1,235	100	1993	1,235	159,881
UGR	304	45	1993	137	17,735
TOTALS	3,211			2,854	369,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,854	110.5440	153.66	438,546	1900	1990	0	0	0	15.75	84.25

1 SNGL FAM 100% - 0 Heated Area: 2637 HX Base Yr



415 ALACHUA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		369,475
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		467,500
TOTAL MARKET VALUE		837,375
SOH/AGL Deduction		714,508
ASSESSED VALUE		122,867
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		71,456
TOTAL JUST VALUE		837,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		761,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080827	REPAIR/RRF	13,500	05/15/2008
2003539	REPAIR/RRF	500	07/21/2000
5191	XFOB	1,300	01/24/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0704/0247	5/09/1994	WD	U	I	07	100
GRANTOR: ASKINS THOMAS H JR &						
GRANTEE: SAPP RONALD S & MAR						
0698/1608	2/22/1994	WD	Q	I	06	60,000
GRANTOR: SAPP MARY & RONALD &						
GRANTEE: SAPP RONALD & MARY						

BUILDING NOTES

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
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	20	400	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W8 N1 W3 W16 S14 W3 D3L3 S8 D3R3 E3 S19 E1 D3R3 E8 U3R3 E12 N19 U3R3 N8 U3L3 N13 $
FUS=[YR=1993;ORIG=35,0] S11 W6 S4 W6 S13 E6 S19 E1 D3R3 E8 U3R3 E12 N19 U3R3 N8 U3L3 W8 N14 W13 $
UGR=[YR=1993;ORIG=-11,-1] N16 W19 S16 E19 $
FOP=[YR=1993;ORIG=-15,49] S4 E15 E7 N7 U22L4 D1L1 D2L2 S19 W12 D3L3 $
FOP=[YR=1993;ORIG=0,13] E3 N5 W3 S5 $
PTR=[ORIG=0,0] E35 W35 $
.

LAND DESCRIPTION

TOTAL OB/XF 400

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	0003	R-2	85.00	100.00	85.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	467,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 467,500 Market: 0 Agricultural: 0 Common: 467,500 PRINTED 07/09/2026 BY SYS