BLOCK 31 LOTS 1 & 16
IN OR 1061 PG 1084
CITY OF FDNA BEACH

HADDOCK CLAUDIA D
501 ALACHUA ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0031-0010

BUILDING CHARACTERISTICS

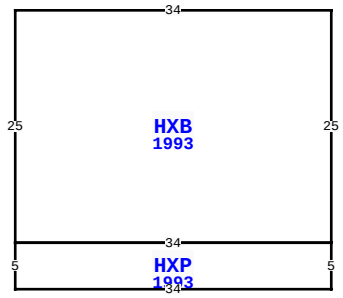
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	23	REINF CONC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

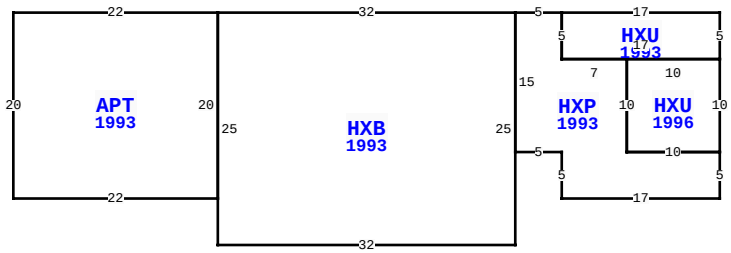
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	440	100	1993	440	61,474
HXB	800	100	1993	800	111,770
HXB	850	100	1993	850	118,755
HXP	170	30	1993	51	7,126
HXP	230	30	1993	69	9,640
HXU	85	55	1993	47	6,566
HXU	100	55	1996	55	7,684
TOTALS	2,675			2,312	323,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,312	125.6409	174.64	403,768	1976	1985	0	0	0	20.00	80.00

1 DUPLEX 80.97% - 2003 Heated Area: 2090 HX Base Yr 2003





501 ALACHUA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 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		323,014
TOTAL MARKET OB/XF VALUE		90
TOTAL LAND VALUE - MARKET		550,000
TOTAL MARKET VALUE		873,104
SOH/AGL Deduction		577,085
ASSESSED VALUE		296,019
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		244,608
TOTAL JUST VALUE		873,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		788,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091064	REPAIR/RRF	4,000	08/14/2009
9146	REPAIR/RRF	4,400	06/14/1995
8796	REPAIR/RRF	2,300	01/23/1995
6959	ADDITION	7,000	03/18/1992
5918	REMODEL	1,800	04/16/1990
4715	REPAIR/RRF	650	03/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1061/1084	6/11/2002	WD	U	I	19	140,000
GRANTOR: HARVEY SANDI & DOROTH						
GRANTEE: HADDOCK CLAUDIA D						
0794/0549	5/22/1997	WD	U	I		78,000
GRANTOR: DAVIS GEORGE T						
GRANTEE: HARVEY SANDI & DORO						

BUILDING NOTES

BUILDING DIMENSIONS

HXU=[YR=1993] W17 HXP=[YR=1993] W5 HXB=[YR=1993] W32 APT=[YR=1993] W22 S20 E22 N20 $S25 E32 N25 $ S15 E5 S5 E17 N5 HXU=[YR=1996] N10 W10 S10 E10 $ W10 N10 W7 N5 $ S5 E17 N5 $ PTR= N15W22 HXP=[YR=1993] N5 HXB=[YR=1993] N25W34S25E34$ W34S5E34 $ E22S15$.

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
7	0681	POLE SHED	0	100	3	10	30.00	SF	15.00	15.00	100	1996	1996	3	20	90	

LAND DESCRIPTION

TOTAL OB/XF 90

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	000800	C	MULTI-FAMILY	100	0003	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	550,000							

REVIEW DATE 02/28/2024 BY TWA Total Acres: 0.00 Total Land Value: 550,000 Market: 0 Agricultural: 0 Common: 550,000 PRINTED 07/09/2026 BY SYS