LOT 5 OF ALTA VISTA #2
PBK 2/44 & PT LOT 109 OF
OUTLOTS SUB OF FDNA BEACH UNR

COMMANDEUR BRENDA
2110 ALACHUA STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-100B-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

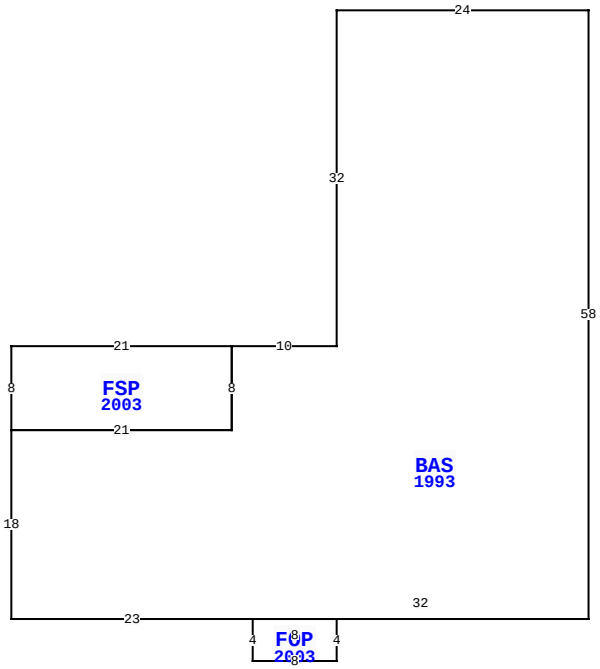
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,030	100	2,030	177,211
FOP	32	30	10	873
FSP	168	40	67	5,849
TOTALS	2,230		2,107	183,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,107	111.8180	100.92	212,638	1942	1995	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 2003 Heated Area: 2030 HX Base Yr 2003



2110 ALACHUA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		251,902
TOTAL MARKET OB/XF VALUE		12,025
TOTAL LAND VALUE - MARKET		261,250
TOTAL MARKET VALUE		525,177
SOH/AGL Deduction		298,111
ASSESSED VALUE		227,066
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		177,066
TOTAL JUST VALUE		525,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120584	H/AC	3,900	04/09/2012
20034083	REMODEL	1,000	11/03/2003
20032749	REMODEL	1,000	03/24/2003
20032723	REPAIR/RRF	6,000	03/19/2003
20032549	REMODEL	4,000	02/20/2003
20032491	H/AC	4,000	02/11/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1067/0609	7/09/2002	TD	Q	I		186,000
GRANTOR: HUTCHINS DOROTHY C TR						
GRANTEE: COMMANDEUR BRENDA						
0744/1202	11/20/1995	WD	U	I	01	100
GRANTOR: HUTCHINS DOROTHY C						
GRANTEE: HUTCHINS DOROTHY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S32 W10 FSP=[YR=2003] W21 S8 E21 N8 $ S8 W21 S18 E23 FOP=[YR=2003] S4 E8 N4 W8 $ E32 N58 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	0810	CONCRETE A	0	100	0	0	1,040.00	SF	6.50	6.50	100	1985	1985	3	49.5	3,346	
3	0810	CONCRETE A	0	100	0	0	530.00	SF	6.50	6.50	100	2003	2003	3	84	2,894	
4	0810	CONCRETE A	0	100	70	10	700.00	SF	6.50	6.50	100	2003	2003	3	84	3,822	
5	1241	WD DECK G	0	0	15	4	60.00	UT	11.50	11.50	100	2003	2003	3	36	248	

LAND DESCRIPTION

TOTAL OB/XF 12,025

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	SFR	100	0007	R-1	125.00	113.00	1.00	LT		1.00	1.00	0.95	275,000.00	261,250.00	261,250							

REVIEW DATE 10/24/2017 BY DJ Total Acres: 0.00 Total Land Value: 261,250 Market: 0 Agricultural: 0 Common: 261,250 PRINTED 08/02/2023 BY SYS

LOT 5 OF ALTA VISTA #2
PBK 2/44 & PT LOT 109 OF
OUTLOTS SUB OF FDNA BEACH UNR

COMMANDEUR BRENDA
2110 ALACHUA STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-100B-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

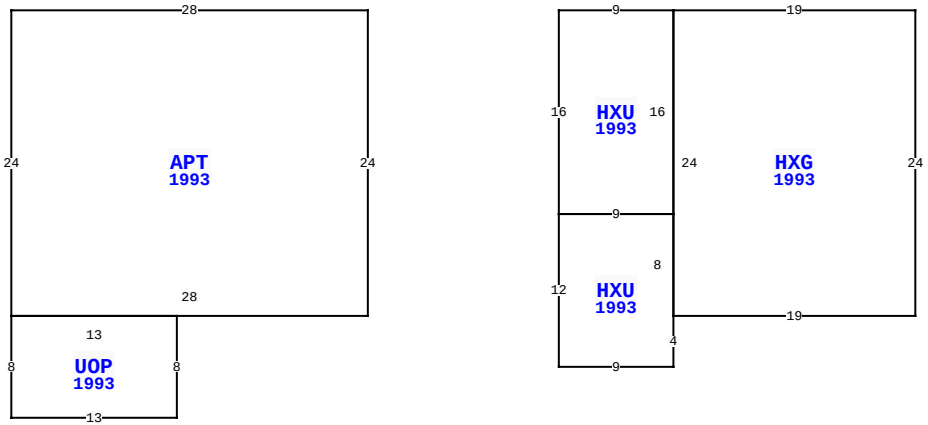
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	672	100	672	42,214
HXG	456	55	251	15,767
HXU	108	55	59	3,706
HXU	144	55	79	4,963
UOP	104	20	21	1,319
TOTALS	1,484		1,082	67,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,082	92.5000	83.48	90,325	1942	1980	0	0	0	24.75	75.25

2 SINGLE FAM – 36.01% - 2003 Heated Area: 672 HX Base Yr 2003



2110 ALACHUA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		251,902
TOTAL MARKET OB/XF VALUE		12,025
TOTAL LAND VALUE - MARKET		261,250
TOTAL MARKET VALUE		525,177
SOH/AGL Deduction		298,111
ASSESSED VALUE		227,066
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		177,066
TOTAL JUST VALUE		525,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20032294	REMODEL	1,000	01/08/2003
20022203	REMODEL	99,341	12/16/2002
20022011	DEMOLITION	4,000	11/22/2002
20021985	REMODEL	3,000	11/19/2002
10109B	REPAIR/RRF	700	10/25/1996
7171	REPAIR/RRF	900	07/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1067/0609	7/09/2002	TD	Q	I		186,000
GRANTOR: HUTCHINS DOROTHY C TR						
GRANTEE: COMMANDEUR BRENDA						
0744/1202	11/20/1995	WD	U	I	01	100
GRANTOR: HUTCHINS DOROTHY C						
GRANTEE: HUTCHINS DOROTHY C						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W28 S24 UOP=[YR=1993] S8 E13 N8 W13 $ E28 N24 $ PTR= E15 HXU=[YR=1993] E9 HXG=[YR=1993] E19 S24 W19 HXU=[YR=1993] S4 W9 N12 E9 S8 $ N24 $ S16 W9 N16 $ W15 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/24/2017 BY DJ Total Acres: 0.00 Total Land Value: 261,250 Market: 0 Agricultural: 0 Common: 261,250 PRINTED 08/02/2023 BY SYS