

MULLEN DAVID S & DEBORAH J L/E/
2109 ALACHIA ST
FERNANDINA BEACH, FL 32034

00-00-31-100B-0013-0000



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	FNCI	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		05	AVERAGE 100							0900	01	2,202	105.8400	125.68	276,747	1984	1995	0	0	0	13.25	86.75	VALUATION BY											
RooF Structur		03	GABLE/HIP 100							1 SNGL FAM - 100% - 1986													Heated Area: 1881											
RooF Cover		03	COMP SHNGL 100																				HX Base Yr 1986											
Interior Wall		05	DRYWALL 100																															
Interior Floo		14	CARPET 100																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			4 100																															
Bathrooms			2.5 100																															
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	288	100	288	31,400																														
BAS	1,593	100	1,593	173,680																														
FGR	420	55	231	25,185																														
FOP	36	30	11	1,199																														
FST	144	55	79	8,613																														
TOTALS		2,481		2,202	240,078		2109 ALACHUA ST, FERNANDINA BEACH																											
EXTRA FEATURES							BLD DATE																		LGL DATE									
							XF DATE																		LAND DATE									
							INC DATE																		AG DATE									
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030																			
2	0810	CONCRETE A	0 100	0	0	2,464.00	SF	6.50	6.50	100	1984	1984	3	47	7,528																			
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	105.00	137.00	1.00	LT		1.00	1.00	0.85	225,000.00	191,250.00	191,250																	