

BLOCK E LOT 6
IN OR 1141/609
ATLANTIC HIGHLANDS SUB

MULLIS-BLY LANA
2031 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000E-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	03	MASONRY 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
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NEIGHBORHOOD/LOC	1012.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,336	100	2,336	251,158
DCX	620	15	93	9,999
FEP	264	80	211	22,686
FGR	561	55	309	33,223
FOP	20	30	6	645
FOP	64	30	19	2,042
FST	88	55	48	5,161

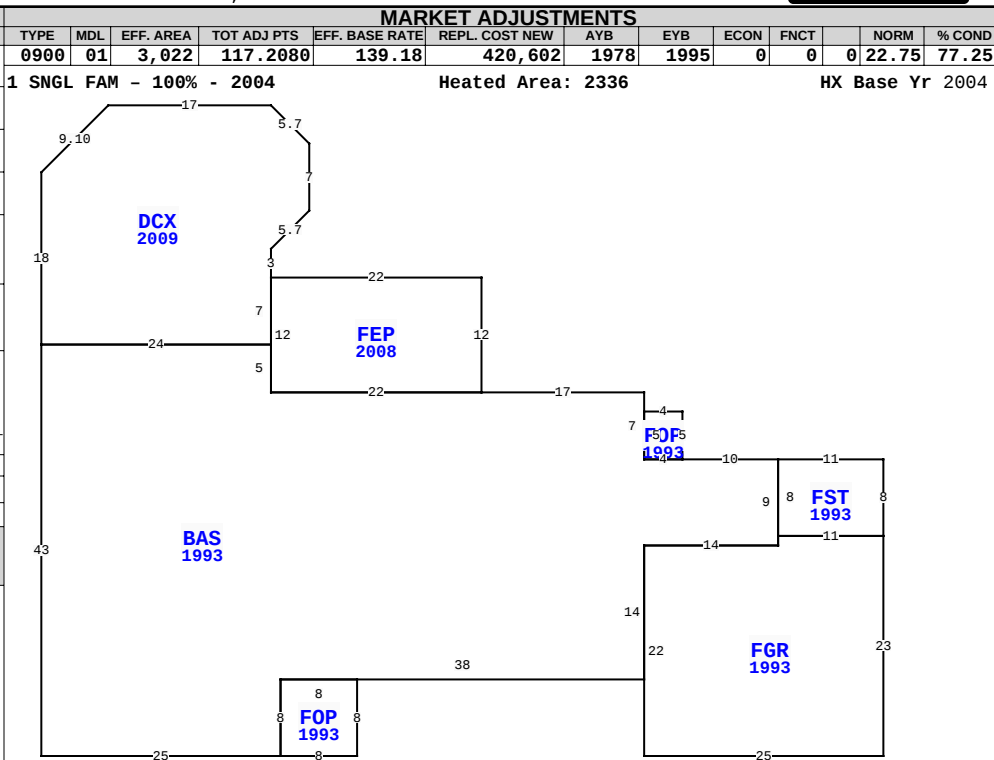
TOTALS	3,953		3,022	324,915
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EXTRA FEATURES

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	0858	SCULP CONC	0	100	0	0			200.00	SF	13.00				2,548	
2	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00				880	
3	0810	CONCRETE A	0	100	0	0			1,537.00	SF	6.50				2,997	
5	0810	CONCRETE A	0	100	0	0			531.00	SF	6.50				1,415	

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	R-1A	108.00	152.00	108.20	FF	1	1.15	1.00	1.15	2,400.00	2,760.00	298,632							



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

2031 ATLANTIC AVE, FERNANDINA BEACH

TOTAL OB/XF																7,840
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NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		332,655
TOTAL MARKET OB/XF VALUE		7,840
TOTAL LAND VALUE - MARKET		298,632
TOTAL MARKET VALUE		639,127
SOH/AGL Deduction		366,870
ASSESSED VALUE		272,257
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		217,257
TOTAL JUST VALUE		639,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090874	XFOB	5,000	07/06/2009
20062563	H/AC	4,000	11/16/2006
20040202	REMODEL	13,000	02/03/2004

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I V I RSN CD SALE PRICE
1141/0609	5/30/2003	WD Q	I 276,500
GRANTOR: HOWARD EVERETT E & JA			
GRANTEE: BLY DAVID & LANA MU			
0258/0603	2/01/1978	WD Q V	11,500
GRANTOR:			
GRANTEE:			

BUILDING NOTES			
BUILDING DIMENSIONS			
FST=[YR=1993] W11 BAS=[YR=1993] W10 FOP=[YR=1993] N5 W4 S5 E4 \$ W4 N7 W17 FEP=[YR=2008] N12 W22 DCX=[YR=2009] N3 U4 R4 N7 U4 L4 W17 L7 D7 S18E24 N7\$S12E22\$ W22 N5 W24 S43 E25 FOP=[YR=1993] E8 N8 W8 S8 \$ N8 E38 N14 E14 N9 \$S8 FGR=[YR=1993] S1W14 S22 E25 N23 W11 \$ E11 N8 \$.			

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