

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

2024

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



BUILDING CHARACTERISTICS	
ELEMENT	CD
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
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,030	100	2,030	185,456
FOP	32	30	10	913
FSP	168	40	67	6,121

TOTALS	2,230	2,107	192,491
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	1,040.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	530.00	SF	6.50
4	0810	CONCRETE A	0	100	70	10	700.00	SF	6.50
5	1241	WD DECK G	0	0	15	4	60.00	UT	11.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0007	R-1	125.00	113.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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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	106.23	223,827	1942	1995	0	0	0 14.00	86.00
1 SINGLE FAM - 100% - 2003											
Heated Area: 2030											
HX Base Yr 2003											

2110 ALACHUA ST, FERNANDINA BEACH

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

TOTAL OB/XF									
11,662									

Total Acres: 0.00	Total Land Value: 261,250	Market: 0	Agricultural: 0	Common: 261,250
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NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		263,568	
TOTAL MARKET OB/XF VALUE		11,662	
TOTAL LAND VALUE - MARKET		261,250	
TOTAL MARKET VALUE		536,480	
SOH/AGL Deduction		301,213	
ASSESSED VALUE		235,267	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		185,267	
TOTAL JUST VALUE		536,480	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		525,177	

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 / V / I / RSN CD
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 \$.			

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