LOT 271
IN OR 2612/1056
GA FDNA BEACH #2 UNR

ATAG PROPERTY HOLDINGS LLC
1856 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-134B-0271-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

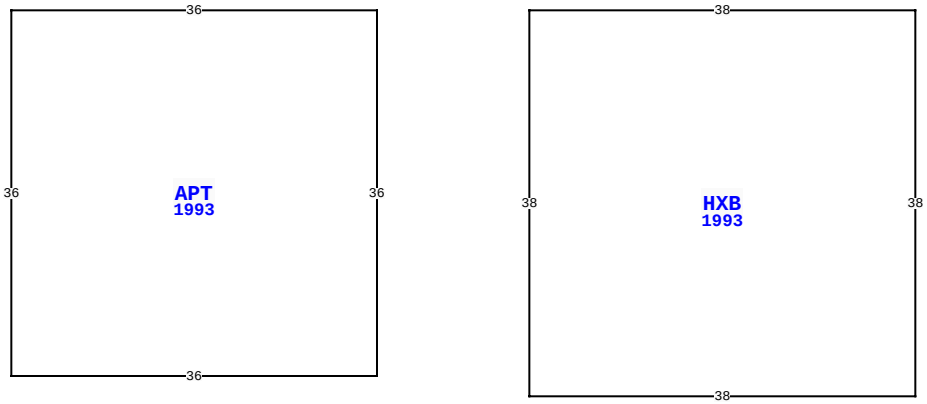
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,296	100	1,296	164,861
HXB	1,444	100	1,444	183,688
TOTALS	2,740		2,740	348,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,740	118.1664	147.71	404,725	1991	1995	0	0	0	13.88	86.12

1 DUPLEX – 0% - 2024 Heated Area: 2740 HX Base Yr



834 TARPON AVE U&D, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	348,549
TOTAL MARKET OB/XF VALUE	12,848
TOTAL LAND VALUE - MARKET	265,000
TOTAL MARKET VALUE	626,397
SOH/AGL Deduction	0
ASSESSED VALUE	626,397
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	626,397
TOTAL JUST VALUE	626,397
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	597,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052059	REROOF W/30YR SHN	4,000	06/24/2005
5459	NEW CONSTR	101,360	07/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/1056	1/03/2023	QC	U	I	11	100
GRANTOR: MOKRIS JEFFREY B & JE						
GRANTEE: ATAG PROPERTY HOLDI						
2535/1232	2/02/2022	WD	Q	I	01	575,000
GRANTOR: THOM CHRISTINE MARIE						
GRANTEE: MOKRIS JEFFREY BRAD						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W36 S36 E36 N36 $ PTR= E15 HXB=[YR=1993] E38 S38 W38 N38 $ 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
1	0810	CONCRETE A	0	0	35	41	1,435.00	SF	6.50	6.50	100	1991	1991	3	62	5,783	
2	0810	CONCRETE A	0	0	0	0	1,195.00	SF	6.50	6.50	100	1991	1991	3	62	4,816	
3	1241	WD DECK G	0	0	0	0	652.00	UT	17.25	17.25	100	1991	1991	3	20	2,249	

LAND DESCRIPTION

TOTAL OB/XF 12,848

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-FAM	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	265,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 08/06/2024 BY SYS