W75 FT OF LOT 10
ALTA VISTA #2 PB 2/44

MEHAS STEPHEN G & JUDITH C L/E/
2121 ALACHUA ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-100B-0010-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

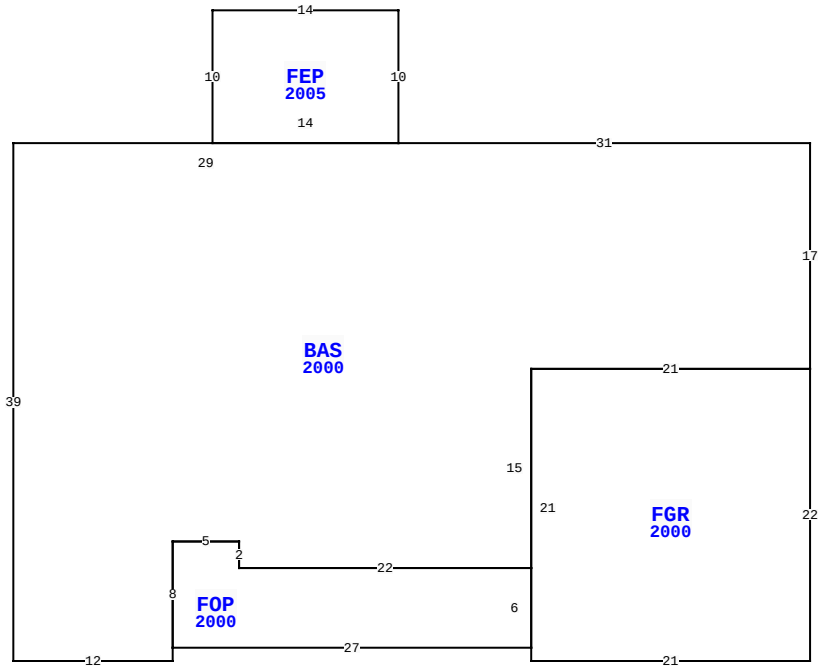
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,679	100	2000	1,679	234,121
FEP	140	80	2005	112	15,618
FGR	462	55	2000	254	35,418
FOP	172	30	2000	52	7,251
TOTALS	2,453			2,097	292,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,097	119.3640	157.56	330,403	2000	2000	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2018 Heated Area: 1679 HX Base Yr 2018



2121 ALACHUA ST, FANDINAVA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		292,407
TOTAL MARKET OB/XF VALUE		13,138
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		545,545
SOH/AGL Deduction		232,268
ASSESSED VALUE		313,277
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		262,555
TOTAL JUST VALUE		545,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053172	XFOB	4,000	12/14/2005
20040218	XFOB	1,000	02/09/2004
991194	NEW CONSTR	121,227	09/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/1829	7/31/2023	QC	U	I	11	100
GRANTOR: MEHAS STEPHEN G & JUD						
GRANTEE: MEHAS NICOLAS M						
2071/1400	9/14/2016	WD	Q	I	01	365,000
GRANTOR: PATTERSON JERRY & LOR						
GRANTEE: MEHAS STEPHEN G & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W31 FEP=[YR=2005] N10 W14 S10 E14$ W 29 S39 E12 N1 FOP=[YR=2000] E27 FGR=[YR=2000] S1 E21 N22 W21 S21 $ N6 W22 N2 W5 S8 $ N8 E5 S2 E22 N15 E21 N17 $.

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	2000	2000	3	83	2,905	
2	0855	CONC PAVER	0	100	0	0	128.00	SF	7.00	7.00	100	2014	2014	3	94	842	
3	0855	CONC PAVER	0	100	0	0	1,254.00	SF	7.00	7.00	100	2014	2014	3	94	8,251	
4	1243	WD DECK F	0	100	3	4	12.00	SF	4.00	4.00	100	2000	2000	3	20	10	
5	0851	PATIO STON	0	100	6	6	36.00	SF	0.75	0.75	100	2000	2000	3	77	21	
6	1242	WD DECK A	0	100	0	0	420.00	SF	11.00	11.00	100	2006	2006	3	24	1,109	

LAND DESCRIPTION

TOTAL OB/XF 13,138

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	RES	100	0007	R-1	75.00	157.00	1.00	LT		1.00	1.00	0.80	300,000.00	240,000.00	240,000							

REVIEW DATE 05/11/2021 BY DJ Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 07/30/2025 BY SYS