

BLOCK E LOT 6
ATLANTIC HIGHLANDS SUB
DB 39/297

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

2025

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

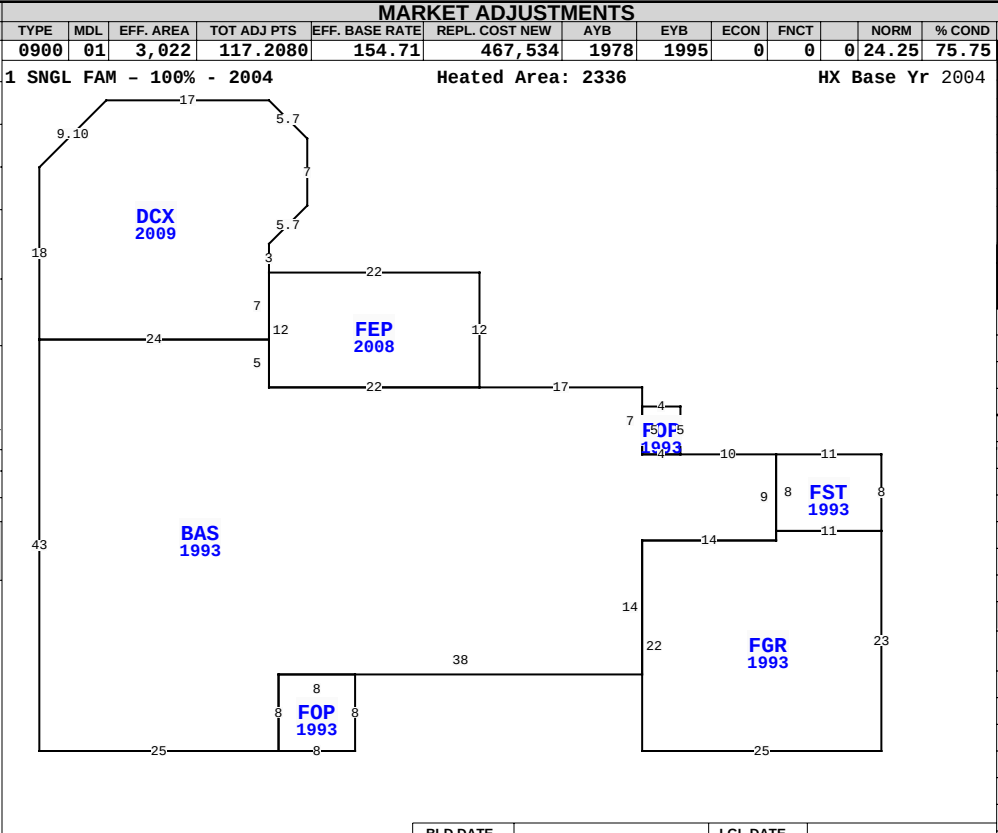
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,336	100	1993	2,336	273,763
DCX	620	15	2009	93	10,899
FEP	264	80	2008	211	24,728
FGR	561	55	1993	309	36,212
FOP	20	30	1993	6	703
FOP	64	30	1993	19	2,226
FST	88	55	1993	48	5,625
TOTALS	3,953			3,022	354,157

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0858	SCULP CONC	0	100	0	0	200.00	SF	13.00	13.00	100	2009	2009	3	97	2,522
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1978	1978	3	40	800
3	0810	CONCRETE A	0	100	0	0	1,537.00	SF	6.50	6.50	100	1978	1978	3	28	2,797
4	0810	CONCRETE A	0	100	0	0	531.00	SF	6.50	6.50	100	1982	1982	3	35	1,208

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



2031 ATLANTIC AVE, FERNANDINA BEACH	BLD DATE	LGL DATE	03/27/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
13.00	100	2009	2009	3	97	2,522	
2,000.00	100	1978	1978	3	40	800	
6.50	100	1978	1978	3	28	2,797	
6.50	100	1982	1982	3	35	1,208	

TOTAL OB/XF		
7,327		
3,200.00	3,680.00	398,176

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 2
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	362,180	
TOTAL MARKET OB/XF VALUE	7,327	
TOTAL LAND VALUE - MARKET	398,176	
TOTAL MARKET VALUE	767,683	
SOH/AGL Deduction	479,126	
ASSESSED VALUE	288,557	
TOTAL EXEMPTION VALUE	55,722	
BASE TAXABLE VALUE	232,835	
TOTAL JUST VALUE	767,683	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	752,041	

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
2680/1125	11/20/2023	LE U
GRANTOR: MULLIS-BLY LANA		
GRANTEE: STONE MARK		
1141/0609	5/30/2003	WD Q I
GRANTOR: HOWARD EVERETT E & JA		
GRANTEE: BLY DAVID & LANA MU		

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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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
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	1012.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA
		SUBAREA MARKET VALUE
BAS	480	100
FEP	40	80
		2014
		32
		7,522
		502
TOTALS	520	512 8,023

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	512	84.7000	31.34	16,046	1982	1995	0	0	0	50.00	50.00
2 GARAGE RES - 100% - 2004												
Heated Area: 480												
HX Base Yr 2004												

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