LOT 13 (EX S20 FT)
IN OR 431 PG 633
ALTA VISTA 2 PB 2/44

MULLEN DAVID S & DEBORAH J L/E/
2109 ALACHIA ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-100B-0013-0000

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	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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

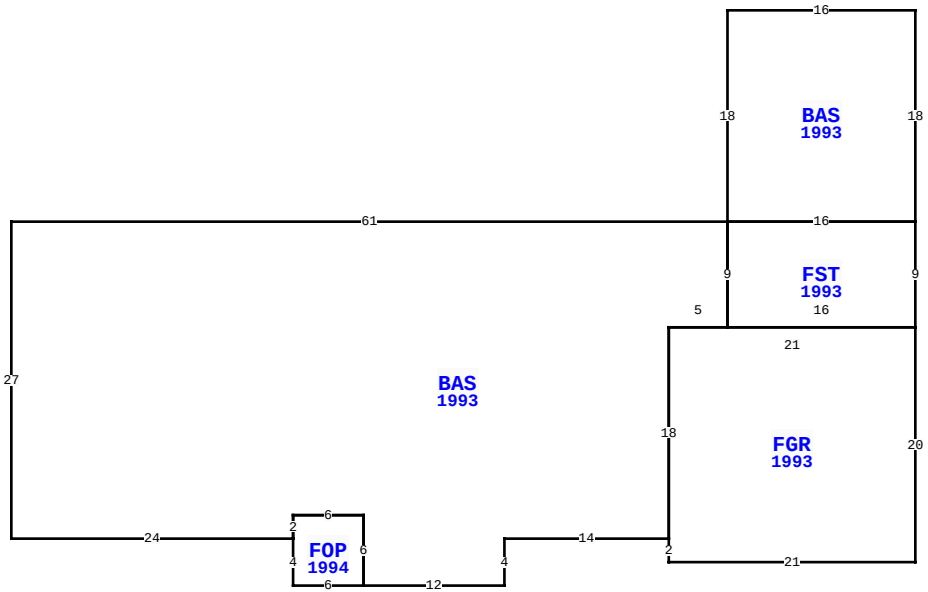
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	1993	288	36,121
BAS	1,593	100	1993	1,593	199,794
FGR	420	55	1993	231	28,972
FOP	36	30	1994	11	1,379
FST	144	55	1993	79	9,908
TOTALS	2,481			2,202	276,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,202	105.8400	147.12	323,958	1984	1995	0	0	0	14.75	85.25

1 SNGL FAM 100% - 1986 Heated Area: 1881 HX Base Yr 1986



2109 ALACHUA ST, FERNANDINA 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		276,174
TOTAL MARKET OB/XF VALUE		1,803
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		577,977
SOH/AGL Deduction		411,207
ASSESSED VALUE		166,770
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,359
TOTAL JUST VALUE		577,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122178	REROOF W/30YR AR	4,000	10/22/2012
20040483	REPIPE ALL LINES	3,000	03/12/2004
2002129	REPAIR ELECTRICAL	0	02/08/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/1252	12/02/2021	LE	U	I	11	100
GRANTOR: MULLEN DAVID S & DEBO						
GRANTEE: MULLEN PAUL D & CYN						
0431/0633	9/01/1984	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S18 BAS=[YR=1993] W61 S27 E24 FOP=[YR=1994] S4 E6 N6 W6 S2 $ N2 E6 S6 E12 N4 E14 FGR=[YR=1993] S2 E21 N20 FST=[YR=1993] N9 W16 S9 E16$ W21 S18$ N18 E5 N9$ E16 N18$.

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	1984	1984	3	51.5	1,803	

LAND DESCRIPTION

TOTAL OB/XF 1,803

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	105.00	137.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS