

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

00-00-31-1060-000E-0060

[illegible]

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BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 100
Roof Structure03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor03CONC FINSH 100
Air Condition01NONE 100
Heating Type01NONE 100
Bedrooms010 100
Bathrooms020 100
Frame Stories1.1WOOD FRAME 100
Units0 100
BUD8 Adjustme02DIST FB 100
Occupancy00NONE 100

TOTALS5205128,456

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% COND TOT ADJUNIT PRICELAND VALUETOT OB/XF

REVIEW DATE01/01/2023BY CDTotal Acres: 0.00Total Land Value: 497,720Market: 0Agricultural: 0Common: 497,720PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

65000151284.700033.0316,911198219950050.0050.00

2 GARAGE RES100%-2004Heated Area: 480HX Base Yr 2004BAS 1993FER 2014

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 2Tax Dist:

BUILDING MARKET VALUE377,714TOTAL MARKET OB/XF VALUE760TOTAL LAND VALUE - MARKET497,720TOTAL MARKET VALUE876,194SOH/AGL Deduction579,846ASSESSED VALUE296,348TOTAL EXEMPTION VALUE HX HB WX56,411BASE TAXABLE VALUE239,937TOTAL JUST VALUE876,194NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE767,683

SALES DATA

OFF RECORD NumberDATE TYPE INST Q U I V I RSN CD SALE PRICE

2680/112511/20/2023 LE U I I 11100GRANTOR:MULLIS-BLY LANAGRANTEE:STONE MARK1141/06095/30/2003WDQI276,500GRANTOR:HOWARD EVERETT E & JAGRANTEE:BLY DAVID & LANAMUBUILDING NOTESBUILDING DIMENSIONS

BAS=[YR=1993] W20 S12 FEP=[YR=2014] W4 S10 E4 N10\$ S12 E20 N24\$.

LAND DESCRIPTIONTOTAL OB/XF0