BLOCK J E'LY 25 FT OF LOT 5 &
ALL OF LOT 6 & PT OF ABDN
ALLEY PT OR 741/481

MULLIS EARL NICHOLAS JR & LORI B
229 CARDIFF DRIVE
MACON, GA 31220

2026

00-00-31-1120-000J-0051

BUILDING CHARACTERISTICS

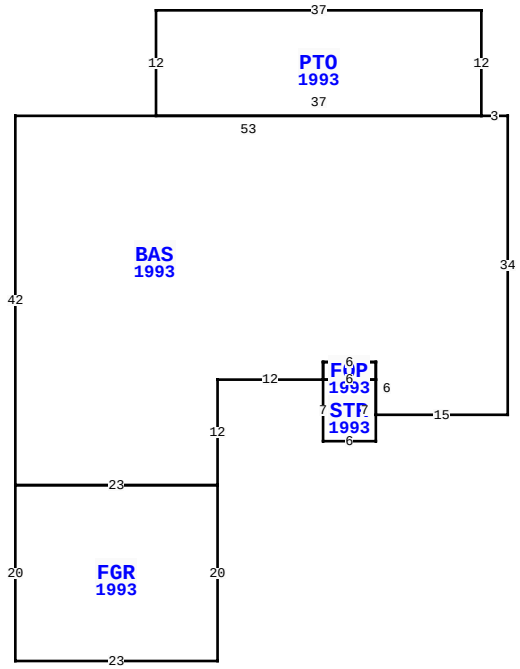
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,004	100	1993	2,004	286,525
FGR	460	55	1993	253	36,173
FOP	12	30	1993	4	572
PTO	444	5	1993	22	3,146
STR	42	10	1993	4	572
TOTALS	2,962			2,287	326,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,287	119.2611	165.77	379,116	1985	2000	0	0	0	13.75	86.25

1 SNGL FAM 0% - 2026 Heated Area: 2004 HX Base Yr



2210 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	326,988
TOTAL MARKET OB/XF VALUE	2,178
TOTAL LAND VALUE - MARKET	345,000
TOTAL MARKET VALUE	674,166
SOH/AGL Deduction	0
ASSESSED VALUE	674,166
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	674,166
TOTAL JUST VALUE	674,166
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	594,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041794	REPAIR/RRF	6,000	10/05/2004
20032610	H/AC	4,000	03/03/2003
3150	NEW CONSTR	84,800	01/05/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2788/683	5/16/2025	WD	Q	I	01	800,000
GRANTOR: CREEL DUSTIN W						
GRANTEE: MULLIS EARL NICHOLA						
2101/0207	2/10/2017	QC	U	I	11	100
GRANTOR: CREEL DUSTIN W & ALEX						
GRANTEE: CREEL DUSTIN W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 PTO=[YR=1993] N12 W37 S12 E37$ W53 S42
FGR=[YR=1993] S20 E23 N20 W23$ E23 N12 E12 STR=[YR=1993]
S7E6N7FOP=[YR=1993] N2W6S2E6$W6$N2E6 S6E15N34$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
3	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	100	1985	1985	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 2,178

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	0	0003	R-1	75.00	147.00	75.00	FF	1	1.15	1.00	1.15	4,000.00	4,600.00	345,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 345,000 Market: 0 Agricultural: 0 Common: 345,000 PRINTED 07/09/2026 BY SYS