

LOT 271
IN OR 2612/1056
GA FDNA BEACH #2 UNR

ATAG PROPERTY HOLDINGS LLC
1856 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-134B-0271-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	30	VINYL 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.0100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,296	100	1993	1,296	181,193
HXB	1,444	100	1993	1,444	201,885
TOTALS	2,740			2,740	383,078

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

3	1241	WD DECK G	0	0	0	0	652.00	UT	17.25		17.25		100	1991	1991	3	20	2,249	
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000800	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	01	2,740	118.1664	164.25	450,045	1991	1995		0	0	14.88	85.12	
1 DUPLEX 0% - 2024 Heated Area: 2740 HX Base Yr													
36 36 36 36 APT 1993 38 38 38 38 HXB 1993													
834 TARPON AVE U&D, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
03/20/2026 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		383,078	
TOTAL MARKET OB/XF VALUE		2,249	
TOTAL LAND VALUE - MARKET		325,000	
TOTAL MARKET VALUE		710,327	
SOH/AGL Deduction		2,644	
ASSESSED VALUE		707,683	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		707,683	
TOTAL JUST VALUE		710,327	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		643,348	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052059	REROOF W/30YR SHN	4,000	06/24/2005
5459	NEW CONSTR	101,360	07/07/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2612/1056	1/03/2023	QC	U	I	11	100	
GRANTOR: MOKRIS JEFFREY B & JE							
GRANTEE: ATAG PROPERTY HOLDI							
2535/1232	2/02/2022	WD	Q	I	01	575,000	
GRANTOR: THOM CHRISTINE MARIE							
GRANTEE: MOKRIS JEFFREY BRAD							

BUILDING NOTES									
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BUILDING DIMENSIONS									
APT=[YR=1993] W36 S36 E36 N36 \$ PTR= E15 HXB=[YR=1993] E38 S38 W38 N38 \$ W15 \$.									

TOTAL OB/XF									
2,249									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0	0006	R-2	50.00	100.00	50.00