BLOCK 11 LOTS 1 & 2
OLD TOWN

PULLAN ROBERT E & DIANNE M
1020 WHITE STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1580-0011-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

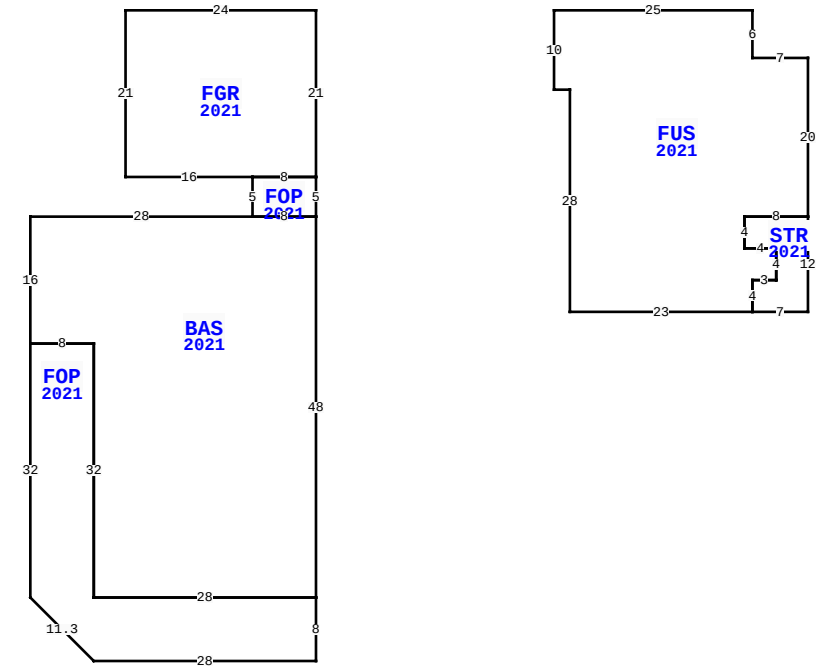
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100	2021	1,472	321,809
FGR	504	55	2021	277	60,558
FOP	40	30	2021	12	2,623
FOP	512	30	2021	154	33,667
FUS	1,042	100	2021	1,042	227,803
STR	76	10	2021	8	1,749
TOTALS	3,646			2,965	648,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,965	133.7056	221.95	658,082	2021	2021	0	0	0	1.50	98.50

1 SFR CUST 100% - 2026 Heated Area: 2514 HX Base Yr 2026



1020 WHITE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		648,211
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		233,000
TOTAL MARKET VALUE		884,676
SOH/AGL Deduction		288,004
ASSESSED VALUE		596,672
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		545,261
TOTAL JUST VALUE		884,676
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		891,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211022	CO ISSUED	0	12/09/2021
20211022	NEW CONSTR	0	03/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2780/1213	4/11/2025	WD	Q	I	02	1,050,000
GRANTOR: MOCK BRITT TYLER						
GRANTEE: PULLAN ROBERT E & D						
2697/1996	3/05/2024	FJ	U	I	11	0
GRANTOR: MOCK MICHAEL D						
GRANTEE: MOCK BRITT TYLER						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W24 S21 E16 FOP=[YR=2021] S5 BAS=[YR=2021] W28 S16 FOP=[YR=2021] S32 D8 R8 E28 N8 W28 N32 W8 $ E8 S32 E28 N48 W8 $ E8 N5 W8 $ E8 N21 $ PTR= E30 FUS=[YR=2021] E25 S6 E7 S20 STR=[YR=2021] S12 W7 N4 E3 N4 W4 N4 E8 $ W8 S4 E4 S4 W3 S4 W23 N28 W2 N10 $ W30 $.

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	2021	2021	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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	0010	OT-1	46.00	93.00	46.60	FF		1.00	1.00	1.00	5,000.00	5,000.00	233,000							

REVIEW DATE 01/01/2026 BY KB Total Acres: 0.00 Total Land Value: 233,000 Market: 0 Agricultural: 0 Common: 233,000 PRINTED 07/09/2026 BY SYS