

LOT 20
L/E OR 1134/813
OAK CREST #2 PB 5/204

SORUM EMMY LOU L/E
2064 NEPTUNE CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0411-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2008.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,672	100
FGR	360	55
FGR	375	55
FOP	30	30
TOTALS	2,437	2,085

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,085	125.0970	148.55	309,727	1989	1995	0	0	13.73	86.27	
1 SNGL FAM - 100% - 1998 Heated Area: 1672 HX Base Yr 1998												
2064 NEPTUNE CT, FERNANDINA BEACH												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			267,201
TOTAL MARKET OB/XF VALUE			12,984
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			395,185
SOH/AGL Deduction			253,387
ASSESSED VALUE			141,798
TOTAL EXEMPTION VALUE			105,000
BASE TAXABLE VALUE			36,798
TOTAL JUST VALUE			395,185
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			406,782
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
1134/0813	5/02/2003	QC U I	18 100
GRANTOR: SORUM EMMY LOU L/E			
GRANTEE: SORUM EMMY LOU TRUS			
0977/1033	3/23/2001	WD U I	01 100
GRANTOR: SORUM LOREN N			
GRANTEE: SORUM EMMY LOU			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W48 S47 E6 N3 E5 N8 E11 N4 FOP=[YR=1998] E6 FGR=[YR=1993] S16 FGR=[YR=1998] S15 E25 N15 W25 \$ E20 N18 W20 S2\$ N5 W6 S5 \$ N5 E6 S3 E20 N8 R2 U2 N4 L2 U2 N14 \$.			

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989
2	0810	CONCRETE A	0	100	16	41	656.00	SF	6.50	6.50	100	1989
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1992
4	0912	SCRN RM G	0	100	0	0	32.00	SF	20.00	20.00	100	1998
5	0351	CARPORT MT	0	100	10	12	120.00	SF	10.00	10.00	100	1993
6	0810	CONCRETE A	0	100	3	21	63.00	SF	6.50	6.50	100	1989
7	0825	BRICK	0	100	0	0	225.00	SF	12.50	12.50	100	1998
8	0810	CONCRETE A	0	100	0	0	556.00	SF	6.50	6.50	100	1998
9	0810	CONCRETE A	0	100	0	0	334.00	SF	6.50	6.50	100	1998
TOTAL OB/XF 12,984												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100		RG-1	0.00	0.00	1.00	LT		1.00
TOTAL ADJ 1.00 UNIT PRICE 115,000.00 ADJ UNIT PRICE 115,000.00 LAND VALUE 115,000												
OTHER ADJUSTMENTS AND NOTES												
YEAR DENSITY DECL FRZ YR CONSRV												