

LOTS 21 22 & N34 FT OF LOT 23
 IN OR 1765/1172
 SORENSEN TERRACE REPLAT

MUIR CELESTE HARDEE
 3855 STEWART AVE
 COCONUT GROVE, FL 33133

2023

00-00-31-1690-0021-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 49,770 TOTAL MARKET VALUE 49,770 SOH/AGL Deduction 0 ASSESSED VALUE 49,770 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 49,770 TOTAL JUST VALUE 49,770 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 49,770											
DOR CODE 0000 VACANT																															
MAP NUM MKT AREA 01																															
NEIGHBORHOOD/LOC 1007.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																															
EXTRA FEATURES										SORENSEN TER, FERNANDINA BEACH										SALES DATA											
										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE											
L N	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	OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1765/1172 11/14/2011 WD Q V 02 45,000 GRANTOR: NOBLE IN DEEDS LLC GRANTEE: MUIR CELESTE HARDEE 1704/1541 10/08/2010 WD U V 30 35,000 GRANTOR: BOWEN DEBORAH A GRANTEE: NOBLE-IN-DEEDS LLC														
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
LAND DESCRIPTION										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000000	C	VAC RES	0	0007	R-1	0.00	0.00	15,800.00	SF		1.00	1.00	0.70	4.50	3.15	49,770														
REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 49,770 Market: 0 Agricultural: 0 Common: 49,770 PRINTED 08/02/2023 BY SYS																															