

E 30FT OF LOT 24
IN OR 1977/1629
SORENSEN TERRACE REPLAT PB2/59

MUIR CELESTE HARDEE
3855 STEWART AVE
MIAMI, FL 33133

2023

00-00-31-1690-0024-0010



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	PAGE 1 of 1 2										
																	VALUATION SUMMARY										
VALUATION BY																	STANDARD										
Tax Group: 2																	Tax Dist:										
BUILDING MARKET VALUE																	0										
TOTAL MARKET OB/XF VALUE																	0										
TOTAL LAND VALUE - MARKET																	10,800										
TOTAL MARKET VALUE																	10,800										
SOH/AGL Deduction																	3,375										
ASSESSED VALUE																	7,425										
TOTAL EXEMPTION VALUE																	0										
BASE TAXABLE VALUE																	7,425										
TOTAL JUST VALUE																	10,800										
NCON VALUE																	0										
INCOME VALUE																											
PREVIOUS YEAR MKT VALUE																	6,750										
DOR CODE																	0000 VACANT										
MAP NUM																	MKT AREA 01										
NEIGHBORHOOD/LOC																	1012.00										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
TOTALS																	ATLANTIC AV, FERNANDINA BEACH										
EXTRA FEATURES																	BLD DATE										
																	XF 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												
1	000000	C	VAC RES		0	0003	CPO	30.00	99.00	30.00	FF	1.00	1.00	0.15	2,400.00	360.00	10,800										
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	0003	CPO	30.00	99.00	30.00	FF	1.00	1.00	0.15	2,400.00	360.00	10,800										
REVIEW DATE 07/26/2022 BY KBA																	Total Acres: 0.00 Total Land Value: 10,800 Market: 0 Agricultural: 0 Common: 10,800 PRINTED 08/02/2023 BY SYS										