LOTS 30 31 & S42 FT OF LOT 32
IN OR 1571/1721
REPLAT SORENSON TERRACE PB2/59

TAYLOR HARVEY G TRUSTEE OF/HARVEY & JEAN TAYLOR LV
102 SORENSEN TERRACE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1690-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

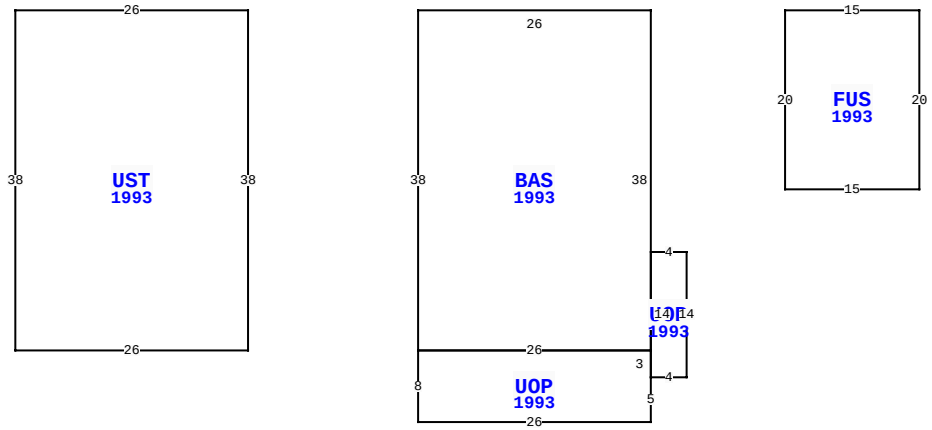
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	988	118,872
FUS	300	100	300	36,095
UOP	56	20	11	1,324
UOP	208	20	42	5,053
UST	988	45	445	53,540
TOTALS	2,540		1,786	214,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,786	118.5000	140.72	251,326	1993	1993	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 0 Heated Area: 1288 HX Base Yr



102 SORENSEN TER, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		214,884
TOTAL MARKET OB/XF VALUE		1,605
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		441,489
SOH/AGL Deduction		289,688
ASSESSED VALUE		151,801
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		96,801
TOTAL JUST VALUE		441,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6894	NEW CONSTR	41,500	02/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1571/1721	6/16/2008	WD	U	I	01	100
GRANTOR: TAYLOR HARVEY G L/E						
GRANTEE: TAYLOR HARVEY G & J						
0656/1156	5/06/1992	QC	U	V	18	100
GRANTOR: TAYLOR HARVEY & JEAN						
GRANTEE: TAYLOR JEAN MANLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S38 UOP=[YR=1993] S8 E26 N5 UOP=[YR=1993] E4 N14 W4 S14 $ N3 W26 $ E26 N38 $ PTR= E15 FUS=[YR=1993] E15 S20 W15 N20 $ W15 $ PTR= W45 UST=[YR=1993] W26 S38 E26 N38 $ E45 $.

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	0810	CONCRETE A	0	100	0	0	92.00	SF	6.50	6.50	100	1993	1993	3	68	407	
2	0810	CONCRETE A	0	100	0	0	256.00	SF	6.50	6.50	100	1995	1995	3	72	1,198	

LAND DESCRIPTION

TOTAL OB/XF 1,605

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	SFR	100	0007	R-1	160.00	105.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 08/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS