LOT 5
SORENSENS OCEAN TERRACE UNR

RIVER GREEN ESTATES LLC
11323 PHILLIPS PKWY DR E STE 7
JACKSONVILLE, FL 32256

2023

00-00-31-1700-0005-0000

BUILDING CHARACTERISTICS

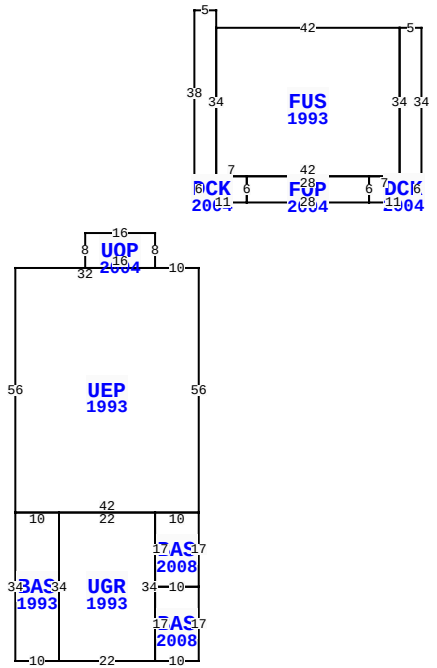
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 50
Roof Cover	12	MODULAR MT 50
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	340	100	340	6,492
BAS	170	100	170	3,246
BAS	170	100	170	3,246
DCK	236	10	24	458
DCK	256	10	26	497
FOP	168	30	50	955
FUS	1,428	100	1,428	27,267
UEP	2,352	60	1,411	26,942
UGR	748	45	337	6,435
UOP	128	20	26	497
TOTALS	5,996		3,982	76,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,982	96.3900	86.99	346,394	1968	1968	0	0	50	28.05	21.95

1 SINGLE FAM – 0% - 0 Heated Area: 2108 HX Base Yr



837 TARPON AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	76,033
TOTAL MARKET OB/XF VALUE	12,016
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	388,049
SOH/AGL Deduction	31,263
ASSESSED VALUE	356,786
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	356,786
TOTAL JUST VALUE	388,049
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081744	REPAIR/RRF	7,500	11/25/2008
8210	REMODEL	2,000	03/18/1994
6282B	REPAIR/RRF	2,800	12/03/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2424/0617	1/09/2021	WD	Q	I	05	625,000
GRANTOR: GOODBREAD JUTTA B L/E						
GRANTEE: RIVER GREEN ESTATES						
2022/0184	1/07/2016	QC	U	I	11	100
GRANTOR: GOODBREAD JUTTA B						
GRANTEE: ERDMANN THOMAS C						

BUILDING NOTES

BUILDING DIMENSIONS

UEP=[YR=1993] W10 UOP=[YR=2004] N8 W16 S8 E16$ W32 S56
BAS=[YR=1993] S34 E10 UGR=[YR=1993] E22 BAS=[YR=2008] E10 N17
BAS=[YR=2008] N17 W10 S17 E10$ W10 S17$ N34 W22 S34$ N34 W10$
E42 N56$ PTR=N15 DCK=[YR=2004] N6 W1 N38 E5 S4 FUS=[YR=1993]
E42 DCK=[YR=2004] E5 S34 W1 S6 W11 FOP=[YR=2004] W28 N6 E28
S6$ N6 E7 N34$ S34 W42 N34 $ S34 E7 S6 W11$ S15$.

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	0861	POOL GUNIT	0	0	34	16	544.00	SF	85.00	85.00	100	1980	1980	3	20	9,248	
2	0810	CONCRETE A	0	0	49	18	882.00	SF	6.50	6.50	100	1968	1968	3	20	1,147	
4	0845	KOOL DECK	0	0	100	3	300.00	SF	7.25	7.25	100	1980	1980	3	35	761	
5	0940	SHEDS/PORT	0	0	10	9	90.00	SF	30.00	30.00	100	1980	1980	3	20	540	
6	0810	CONCRETE A	0	0	12	3	36.00	SF	6.50	6.50	100	1968	1968	3	20	47	
7	0350	CARPORT WD	0	0	7	15	105.00	SF	13.00	13.00	100	1980	1980	3	20	273	

LAND DESCRIPTION

TOTAL OB/XF 12,016

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	0	0006	R-2	60.00	100.00	60.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	300,000							

REVIEW DATE 09/06/2022 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS