

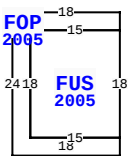
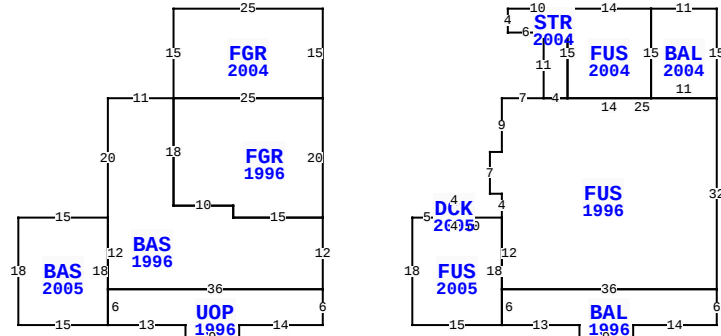
LOT 8
IN OR 1210/948
SORENSENS OCEAN TERRACE UNR

FILKOFF STEVEN & ARLENE
845 TARPON AV
FERNANDINA BEACH, FL 32034

2023

00-00-31-1700-0008-0000



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								PAGE 1 of 1		2			
Exterior Wall	10	ABOVE AVG 100	0900	01	3,493	125.9664	149.59	522,518	1996	2000		0	0	10.50	89.50	VALUATION BY								STANDARD					
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2004												Heated Area: 2858		Tax Group: 2								Tax Dist:				
Roof Cover	11	SLATE 100													HX Base Yr 2004		BUILDING MARKET VALUE										467,654		
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE										10,175		
Interior Floo	11	CLAY TILE 80															TOTAL LAND VALUE - MARKET										430,000		
Interior Floo	14	CARPET 20															TOTAL MARKET VALUE										907,829		
Air Condition	03	CENTRAL 100															SOH/AGL Deduction										469,120		
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE										438,709		
Bedrooms		4 100															TOTAL EXEMPTION VALUE								HX HB		50,000		
Bathrooms		3.5 100															BASE TAXABLE VALUE										388,709		
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE										907,829		
Stories	2.	2. 100															NCON VALUE										0		
Units	0	0 100	** This building has 14 Sub-Areas														INCOME VALUE												
Occupancy	00	NONE 100															PREVIOUS YEAR MKT VALUE										761,766		
Quality	04	Quality Level 04																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM		MKT AREA																											
NEIGHBORHOOD/LOC	1041.0100																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAL	234	15	35	4,686																									
BAL	165	15	25	3,347																									
BAS	672	100	672	89,969																									
BAS	270	100	270	36,148																									
DCK	12	10	1	134																									
FGR	480	55	264	35,345																									
FGR	375	55	206	27,580																									
FOP	162	30	49	6,560																									
FUS	1,166	100	1,166	156,108																									
FUS	210	100	210	28,116																									
TOTALS	4,604		3,493	467,654																									
EXTRA FEATURES					845 TARPON AVE, FERNANDINA BEACH																								
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													
1	0810	CONCRETE A	0	100	33	16	528.00	SF	6.50	6.50	100	1996	1996	3	73	2,505													
2	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	1996	1996	3	73	569													
3	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	1996	1996	3	73	475													
4	0855	CONC PAVER	0	100	15	16	240.00	SF	10.00	10.00	100	1996	1996	3	73	1,752													
5	0810	CONCRETE A	0	100	22	6	132.00	SF	6.50	6.50	100	1996	1996	3	73	626													
6	0810	CONCRETE A	0	100	41	4	164.00	SF	6.50	6.50	100	2004	2004	3	86	917													
7	0810	CONCRETE A	0	100	0	0	475.00	SF	6.50	6.50	100	2004	2004	3	86	2,655													
8	0962	SKYLIGHT	0	100	0	0	2.00	UT	250.00	250.00	100	2004	2004	3	86	430													
9	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1996	1996	3	73	76													
11	0810	CONCRETE A	0	100	6	5	30.00	SF	6.50	6.50	100	2005	2005	3	87	170													
LAND DESCRIPTION					TOTAL OB/XF 10,175																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	R-2	86.00	100.00	86.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	430,000												