LOT 11 EX N 5 FT
IN OR 603/60
SORENSEN OCEAN TERRACE UNR

PRATT ELWOOD S
836 MARY ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1700-0011-0000

BUILDING CHARACTERISTICS

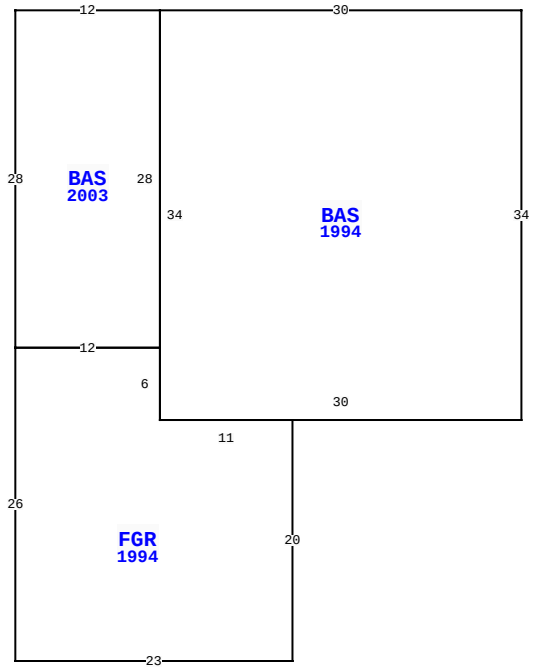
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 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	1024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100	1,020	125,240
BAS	336	100	336	41,256
FGR	532	55	293	35,976
TOTALS	1,888		1,649	202,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,649	116.1780	137.96	227,496	1994	2000	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 0 Heated Area: 1356 HX Base Yr



836 MARY ST, 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		202,471
TOTAL MARKET OB/XF VALUE		11,921
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		514,392
SOH/AGL Deduction		380,849
ASSESSED VALUE		133,543
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		78,543
TOTAL JUST VALUE		514,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090400	REROOF W/30YR SHN	3,000	03/31/2009
8282	NEW CONSTR	49,000	04/22/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0603/0060	7/26/1990	WD	Q	V		17,300
GRANTOR: CROSBY JACK & D						
GRANTEE: PRATT ELWOOD S						
0596/0881	5/08/1990	WD	U	V	07	100
GRANTOR: SUTTON CRAIG						
GRANTEE: CROSBY JACK & D W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W30 BAS=[YR=2003] W12 S28 FGR=[YR=1994] S26 E23 N20 W11 N6 W12 $ E12 N28$ S34 E30 N34 $.

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	1,888.00	SF	6.50	6.50	100	1994	1994	3	70	8,590	
2	0810	CONCRETE A	0	100	42	8	336.00	SF	6.50	6.50	100	1994	1994	3	70	1,529	
3	0810	CONCRETE A	0	100	66	5	330.00	SF	6.50	6.50	100	2003	2003	3	84	1,802	

LAND DESCRIPTION

TOTAL OB/XF 11,921

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	0006	R-1	55.00	100.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 06/01/2018 BY DJX Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS