

LOT 16
IN OR 2502/491
SORENSEN OCEAN TERRACE UNR

WILEMON GREGORY LAWRENCE II & KATHERINE ANNE
3017 RIVERSIDE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1700-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality 06 Quality Level 06

DOR CODE 0800 MULTI-FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	560	100	560	86,394
APT	608	100	608	93,799
BAL	140	15	21	3,240
FST	30	55	16	2,468
HXB	560	100	560	86,394
HXB	608	100	608	93,799
HXS	42	40	17	2,623
HXS	336	40	134	20,673
HXU	30	55	16	2,468
HXY	140	15	21	3,240
TOTALS	3,448		2,622	404,509

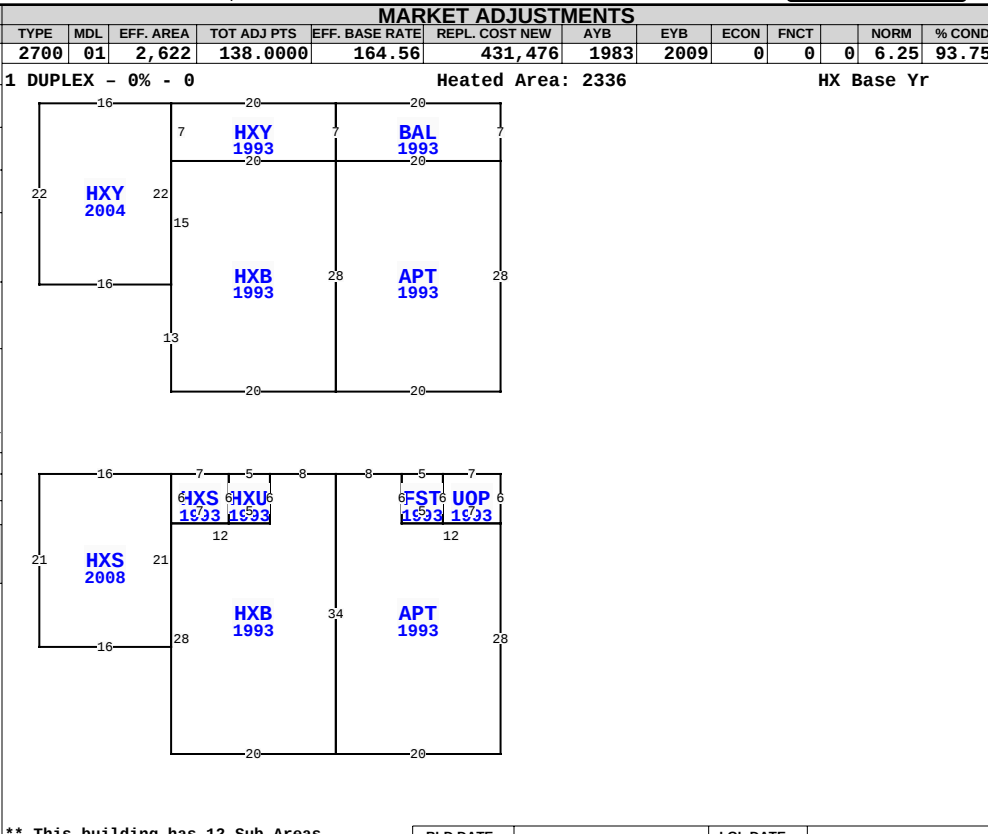
EXTRA FEATURES

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	0810	CONCRETE A	0	0	0	0	1,328.00	SF	6.50	6.50	100	1983	1983	3	44	3,798	
2	1242	WD DECK A	0	0	12	17	204.00	SF	4.00	4.00	100	2005	2005	3	27	220	
3	1242	WD DECK A	0	0	12	17	204.00	SF	4.00	4.00	100	2005	2005	3	27	220	
4	1243	WD DECK F	0	0	12	6	72.00	SF	3.20	3.20	100	1993	1993	3	20	46	
7	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	2004	2004	3	24	38	
8	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	2004	2004	3	24	38	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0	0006	R-2	83.00	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



** This building has 12 Sub-Areas

846 MARY ST, FERNANDINA BEACH

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

TOTAL OB/XF 4,360

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0	0006	R-2	83.00	100.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		404,509
TOTAL MARKET OB/XF VALUE		4,360
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		708,869
SOH/AGL Deduction		112,174
ASSESSED VALUE		596,695
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		596,695
TOTAL JUST VALUE		708,869
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803667	DEMOKITCH	0	05/09/2018
20071318	REMODEL	59,500	07/16/2007
20052367	REMODEL	2,000	08/04/2005
2080	NEW CONSTR	60,000	02/01/1983

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2502/0491	10/04/2021	WD	Q	I	01	750,000

GRANTOR: FOSTER JEFFERY L & EL

GRANTEE: WILEMON GREGORY L I

2264/1998 3/29/2019 WD Q I 01 460,000

GRANTOR: SPILBOR WALTER JR

GRANTEE: FOSTER JEFFERY L &

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W7 FST=[YR=1993] W5 APT=[YR=1993] W8
HXB=[YR=1993] W8 HXU=[YR=1993] W5 HXS=[YR=1993] W7
HXS=[YR=2008] W16 S21 E16 N21\$ S6 E7 N6 \$ S6 E5 N6 \$ S6 W12
S28 E20N34\$ S34 E20 N28 W12 N6 \$ S6 E5 N6 \$ S6 E7 N6 \$ PTR=
N10 APT=[YR=1993] N28 BAL=[YR=1993] N7W20 HXY=[YR=1993] W20
HXY=[YR=2004] W16S22 E16 HXB=[YR=1993] S13E20N28W20S15\$ N22\$
S7E20N7\$ S7E20\$ W20S28E20\$ S10 \$.

PRINTED 08/02/2023 BY SYS