

LOT 18
IN OR 2544/1224
SORENSEN OCEAN TERRACE UNR

FABACHER BRIAN & DEBORAH
1201 BARRON ST
VADALIA, GA 30474

2023

00-00-31-1700-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality 03 Quality Level 03

DOR CODE 0800MULTI-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	512	100	512	62,865
APT	540	100	540	66,303
FGR	247	55	136	16,698
HXB	512	100	512	62,865
HXB	540	100	540	66,303
HXG	247	55	136	16,698
HXG	312	55	172	21,119
TOTALS	2,910		2,548	312,854

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	8	10		80.00	SF 6.50	100	1990	1990	3	62	322	
2	0810	CONCRETE A	0	0	8	10		80.00	SF 6.50	100	1990	1990	3	62	322	
3	0810	CONCRETE A	0	0	0	0		1,260.00	SF 6.50	100	1990	1990	3	62	5,078	

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	60.00	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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,548	108.9600	129.93	331,062	1990	2010	0	0	5.50	94.50
1 DUPLEX - 0% - 2023											
Heated Area: 2104 HX Base Yr											

833 MARY ST, FERNANDINA BEACH

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

TOTAL OB/XF 5,722

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	60.00	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 SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		312,854			
TOTAL MARKET OB/XF VALUE		5,722			
TOTAL LAND VALUE - MARKET		300,000			
TOTAL MARKET VALUE		618,576			
SOH/AGL Deduction		0			
ASSESSED VALUE		618,576			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		618,576			
TOTAL JUST VALUE		618,576			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		455,959			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110160	H/AC	2,300	02/04/2011
20072168	REROOF W/30YR SHN	8,200	12/05/2007
19983569	REPLACE ROTTEN SD	5,800	04/15/1998
5779	NEW CONSTR	99,050	02/01/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2544/1224	3/03/2022	WD	Q	I	01	740,000

GRANTOR: DEY FRED L & KATHERIN
GRANTEE: FABACHER BRIAN & DE
1763/0550 10/12/2011 DG U I 30 100
GRANTOR: DEY WILLIAM H & VIRGI
GRANTEE: DEY FRED L & KATHER

BUILDING NOTES

BUILDING DIMENSIONS	
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APT=[YR=1993] W16 HXB=[YR=1993] W16 S6 HXG=[YR=1993] W12 S26
E12 N26\$ S26 E9 S4 HXG=[YR=1993] W6 S19 E13 FGR=[YR=1993] E13
N19 W13 S19\$ N19 W7\$ E7 N36\$ S36 E7 N4 E9 N32\$ PTR=N15
HXB=[YR=1993] N32 E16 APT=[YR=1993] E16 S32 W16 N32\$ S32 W16\$ S15\$.