

LOT 20
IN OR 2267/1
SORENSENS OCEAN TERRACE UNR

WHALEN PATRICK & MONIQUE
32 FOX FIRE LANE
CLINTON, NJ 08809

2023

00-00-31-1700-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	816	100	816	95,406
HXB	816	100	816	95,406
HXP	192	30	58	6,781
UCP	216	20	43	5,027
UCP	216	20	43	5,027
UOP	192	20	38	4,443
UST	72	45	32	3,741
UST	72	45	32	3,741

TOTALS	2,592		1,878	219,575
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	57	9			513.00	SF	6.50
2	0810	CONCRETE A	0	0	57	9			513.00	SF	6.50
3	0810	CONCRETE A	0	0	3	4			12.00	SF	6.50
4	1241	WD DECK G	0	0	13	4			52.00	UT	11.50

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAM	0	0006	R-2	60.00	100.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	1,878	116.7180	139.19	261,399	1976	1990	0	0	0 16.00	84.00
1 DUPLEX - 0% - 0											
Heated Area: 1632											
HX Base Yr											

837 MARY ST, FERNANDINA BEACH					INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
513.00	SF	6.50	6.50	100	1976	1976	3	28	934		
513.00	SF	6.50	6.50	100	1976	1976	3	28	934		
12.00	SF	6.50	6.50	100	1998	1998	3	77	60		
52.00	UT	11.50	11.50	100	1998	1998	3	27	161		

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										219,575	
TOTAL MARKET OB/XF VALUE										2,089	
TOTAL LAND VALUE - MARKET										300,000	
TOTAL MARKET VALUE										521,664	
SOH/AGL Deduction										133,687	
ASSESSED VALUE										387,977	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										387,977	
TOTAL JUST VALUE										521,664	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										408,532	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19983564	REROOF	1,500	04/14/1998
959288	REPAIRS	2,000	09/08/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2267/0001	4/08/2019	WD	Q	I	02	309,000			
GRANTOR: HURLEY GREGORY S & PA									
GRANTEE: WHALEN PATRICK & MO									
0524/0415	8/12/1987	WD	U	I		34,200			
GRANTOR: KRUER GEORGE & F R									
GRANTEE: HURLEY GREGORY & P									

BUILDING NOTES											
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BUILDING DIMENSIONS											
APT=[YR=1993] W24 S10 UST=[YR=1993] W12 S6 UCP=[YR=1993] S18 E12 UOP=[YR=1993] S8 E24 N8 UCP=[YR=1993] E12 N18 UST=[YR=1993] N6 W12 S6 E12\$ W12 S18\$ W24\$ N18 W12\$ E12 N6\$ S24 E24 N34\$ PTR= E20 HXB=[YR=1993] E24 S34 HXP=[YR=1993] S8 W24 N8 E24\$ W24 N34\$ W20\$.											