LOT 25
IN OR 2218/167
SORENSENS OCEAN TERRACE UNR

WEBSTER SYLVIA A
2703 W 5TH ST
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1700-0025-0000**

## 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 | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

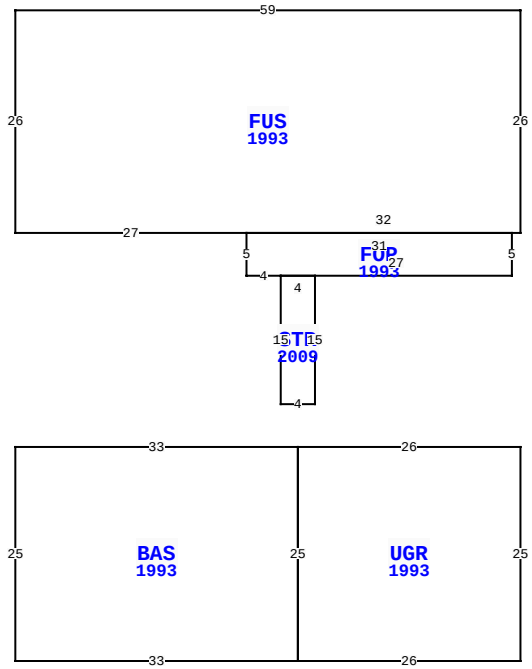
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1024.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 825 | 100 | 825 | 95,802 |
| FOP | 155 | 30 | 46 | 5,342 |
| FUS | 1,534 | 100 | 1,534 | 178,132 |
| STR | 60 | 10 | 6 | 696 |
| UGR | 650 | 45 | 292 | 33,908 |
| TOTALS | 3,224 | | 2,703 | 313,880 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,703 | 112.8960 | 134.06 | 362,364 | 1974 | 1995 | 0 | 0 | 0 | 13.38 | 86.62 |

1 SNGL FAM – 100% - 2019 Heated Area: 2359 HX Base Yr 2019




2703 W 5TH 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 | | 313,880 |
| TOTAL MARKET OB/XF VALUE | | 2,325 |
| TOTAL LAND VALUE - MARKET | | 360,000 |
| TOTAL MARKET VALUE | | 676,205 |
| SOH/AGL Deduction | | 325,103 |
| ASSESSED VALUE | | 351,102 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 301,102 |
| TOTAL JUST VALUE | | 676,205 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 529,063 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20111797 | UG SRVC / METER C | 1,000 | 10/07/2011 |
| 20091248 | REROOF W/30YR SHN | 4,791 | 09/16/2009 |
| 20090804 | H/AC | 6,500 | 06/24/2009 |
| 20041475 | REPIPE WATER LINE | 3,000 | 08/17/2004 |
| 20033597 | REPAIRS & SHOWER | 2,000 | 07/31/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2218/0167 | 8/01/2018 | WD | U | I | 37 | 249,000 |
| GRANTOR: LOMBARDO JANICE K TRU | | | | | | |
| GRANTEE: WEBSTER SYLVIA A | | | | | | |
| 2076/0350 | 10/03/2016 | WD | U | I | 37 | 240,000 |
| GRANTOR: SCHLEHR CHRISTOPHER G | | | | | | |
| GRANTEE: JANICE K LOMBARADO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UGR=[YR=1993] W26 BAS=[YR=1993] W33 S25 E33 N25$ S25 E26 N25$ PTR=N25 FUS=[YR=1993] N26 W59 S26 E27 FOP=[YR=1993] S5E4 STR=[YR=2009] S15E4N15 W4$ E27N5W31$E32$ S25$.

## 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 | 10 | 10 | 100.00 | SF | 6.50 | 6.50 | 100 | 1974 | 1974 | 3 | 26 | 169 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 58 | 22 | 1,276.00 | SF | 6.50 | 6.50 | 100 | 1974 | 1974 | 3 | 26 | 2,156 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,325

| 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-2 | 100.00 | 100.00 | 1.00 | LT | | 1.00 | 1.00 | 1.20 | 300,000.00 | 360,000.00 | 360,000 | | | | | | | |

REVIEW DATE 06/28/2018 BY DJX Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 08/02/2023 BY SYS