LOT 29
IN OR 2638/1752
SORENSENS OCEAN TERRACE UNR

GRANGER MARGARET A/GRANGER THOMAS LEO III
100 SHANGRI LA COURT
HUDDLEESTON, VA 24104

2023

00-00-31-1700-0029-0000

BUILDING CHARACTERISTICS

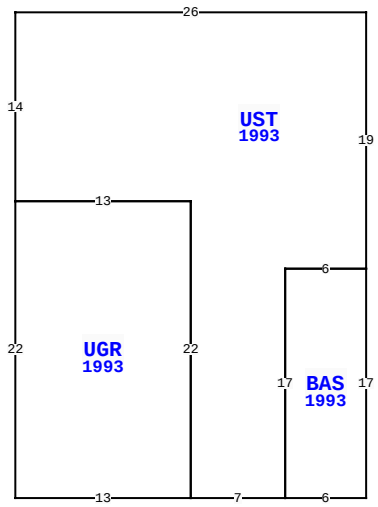
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1024.00	

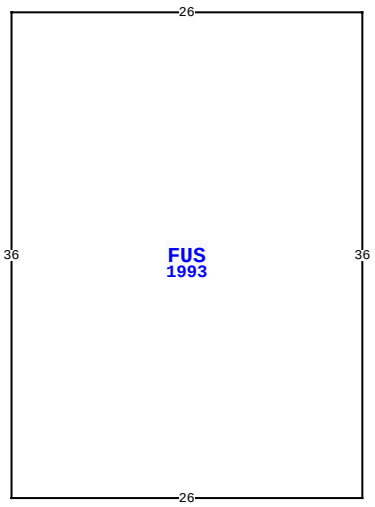
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	102	100	102	11,432
FUS	936	100	936	104,904
UGR	286	45	129	14,458
UST	548	45	247	27,683
TOTALS	1,872		1,414	158,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,414	114.4000	135.85	192,092	1980	1985	0	0	0	17.50	82.50

1 SNGL FAM – 0% - 0 Heated Area: 1038 HX Base Yr





840 ELLEN 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	158,476
TOTAL MARKET OB/XF VALUE	4,731
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	463,207
SOH/AGL Deduction	127,513
ASSESSED VALUE	335,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	335,694
TOTAL JUST VALUE	463,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101399	REROOF W/30YR SHN	3,000	08/23/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2638/1752	5/05/2023	SW	U	I	16	62,500
GRANTOR: GRANGER MARIE						
GRANTEE: GRANGER MARGARET						
2074/1794	9/28/2016	FJ	U	I	11	100
GRANTOR: GRANGER JOHN J EST						
GRANTEE: GRANGER MARGARET A						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W26 S14 UGR=[YR=1993] S22 E13 N22 W13 $ E13
S22 E7 BAS=[YR=1993] E6 N17 W6 S17 $ N17 E6 N19 $ PTR= E15
FUS=[YR=1993] E26 S36 W26 N36$ W15 $.

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	0	0	0	756.00	SF	6.50	6.50	100	1980	1980	3	35	1,720	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803	
3	1241	WD DECK G	0	0	48	8	384.00	UT	14.95	14.95	100	1980	1980	3	20	1,148	
4	1241	WD DECK G	0	0	4	5	20.00	UT	14.95	14.95	100	1980	1980	3	20	60	

LAND DESCRIPTION

TOTAL OB/XF 4,731

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	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 09/28/2018 BY DJX Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS