LOT 35
IN OR 1975/1845
SORENSONS OCEAN TERRACE UNR

HARPER DEBORAH A
835 ELLEN ST N A&B
FERNANDINA BEACH, FL 32034

2023

00-00-31-1700-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

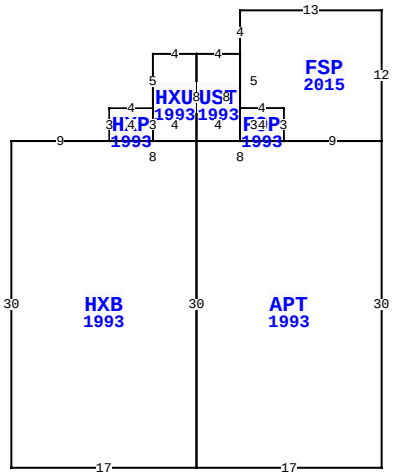
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	06	Quality Level 06
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1024.00	

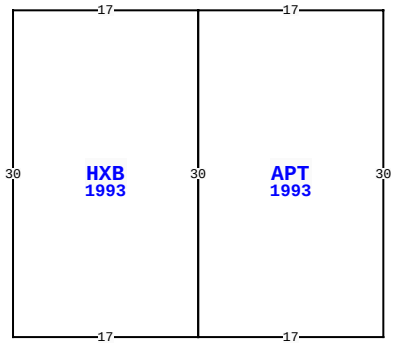
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	510	100	510	82,117
APT	510	100	510	82,117
FOP	12	30	4	644
FSP	144	40	58	9,339
HXB	510	100	510	82,117
HXB	510	100	510	82,117
HXP	12	30	4	644
HXU	32	55	18	2,898
UST	32	45	14	2,254
TOTALS	2,272		2,138	344,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	11	2,138	164.1578	195.76	418,535	1984	1984	0	0	0	17.75	82.25

1 DUPLEX - 48.74% - 2016 Heated Area: 2040 HX Base Yr 2016





835 ELLEN ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		344,245
TOTAL MARKET OB/XF VALUE		12,961
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		657,206
SOH/AGL Deduction		325,578
ASSESSED VALUE		331,628
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		281,628
TOTAL JUST VALUE		657,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151029	GLASS ENCL	12,609	05/13/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1975/1845	4/21/2015	WD	Q	I	02	326,000
GRANTOR: BOUWENS ANGELA						
GRANTEE: HARPER DEBORAH A						
1883/0282	10/01/2013	WD	Q	I	02	178,000
GRANTOR: NICHOLS SARA & DANIEL						
GRANTEE: BOUWENS ANGELA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W13 S4 UST=[YR=1993] W4 HXU=[YR=1993] W4 S5 HXP=[YR=1993] W4 S3 HXB=[YR=1993] W9 S30E17 APT=[YR=1993] E17 N30 W9 FOP=[YR=1993] N3 W4 S3 E4$ W8 S30$ N30 W8 $ E4 N3 $ S3 E4 N8 $ S8 E4 N8 $ S5 E4 S3 E9 N12 $ PTR= E15 HXB=[YR=1993] E17 APT=[YR=1993] E17 S30 W17 N30 $S30 W17 N30 $ 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	100	0	0	1,500.00	SF	6.50	6.50	100	1984	1984	3	47	4,583	
2	0810	CONCRETE A	0	100	0	0	457.00	SF	6.50	6.50	100	1993	1993	3	68	2,020	
3	0476	VF 6 SBPL	0	100	0	0	202.00	LF	32.00	32.00	100	2015	2015	3	90	5,818	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	90	540	

LAND DESCRIPTION

TOTAL OB/XF 12,961

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	000800	C	MULTI-FAM	100	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 06/09/2021 BY KKX Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS