LOT 38
PT OR 1926/1543
SORENSENS OCEAN TERRACE

SIMMS GORDON & KIM
1572 ISLAND BREEZE PT
FLEMING ISLAND, FL 32003

2023

00-00-31-1700-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

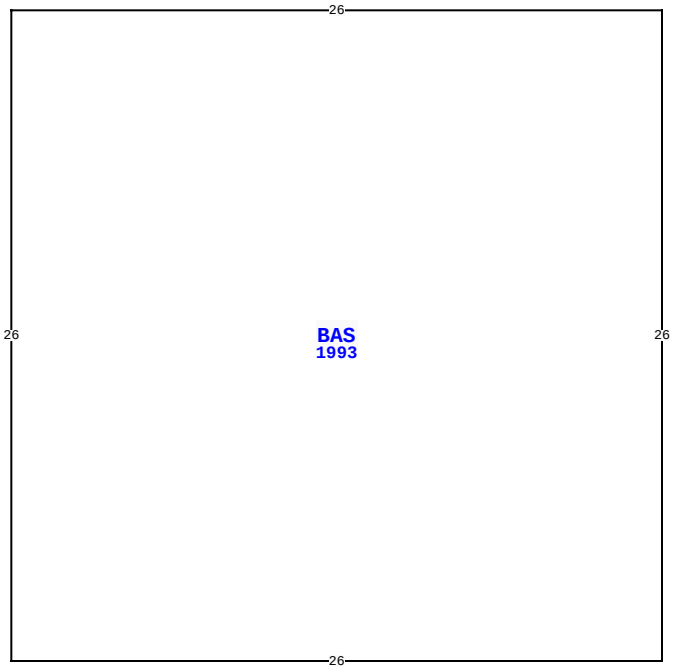
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	676	100	676	8,200
TOTALS	676		676	8,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	676	69.3000	24.26	16,400	1981	1981	0	0	0	50.00	50.00

1 GARAGE RES – 0% - 0 Heated Area: 676 HX Base Yr



841 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	8,200
TOTAL MARKET OB/XF VALUE	6,181
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	314,381
SOH/AGL Deduction	160,030
ASSESSED VALUE	154,351
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,351
TOTAL JUST VALUE	314,381
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10418B	XFOB	0	04/08/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1926/1543	4/15/2014	WD	U	I	11	100
GRANTOR: LABERGE CYNTHIA ANN E						
GRANTEE: SIMMS GORDON & KIM						
1190/0218	11/20/2003	WD	Q	I		252,500
GRANTOR: LABERGE CYNTHIA ET AL						
GRANTEE: SIMMS GORDON & KIM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S26 E26 N26 $.

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	3	19	57.00	SF	6.50	6.50	100	1981	1981	3	38	141	
2	0810	CONCRETE A	0	0	20	19	380.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,223	
3	0810	CONCRETE A	0	0	52	19	988.00	SF	6.50	6.50	100	1997	1997	3	75	4,817	

LAND DESCRIPTION

TOTAL OB/XF 6,181

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