LOT 39
IN OR 1898/504
SORENSENS OCEAN TERRACE UNR

NEILSON DAVID & ALLYSON
843 ELLEN ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1700-0039-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

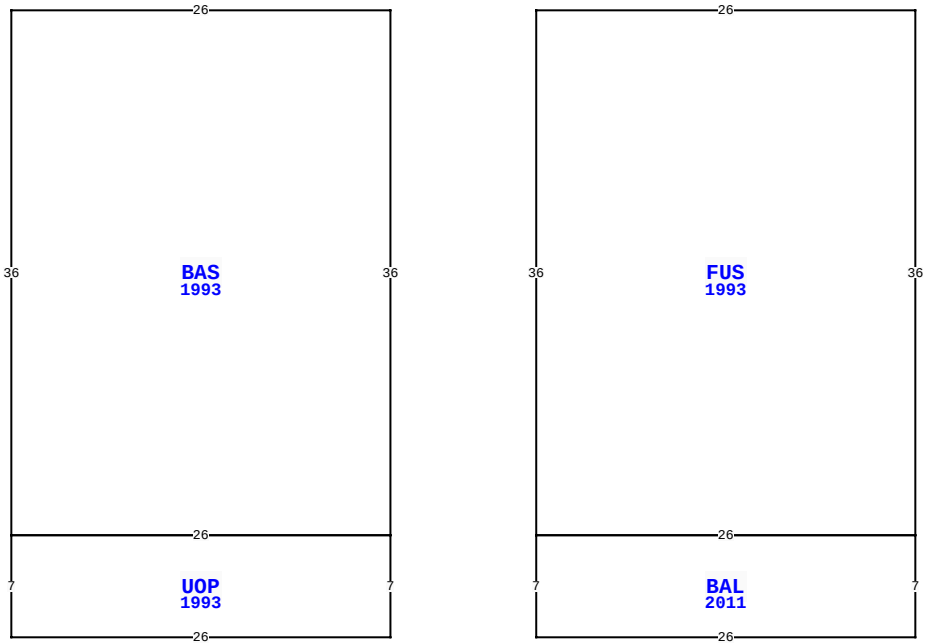
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	182	15	27	3,176
BAS	936	100	936	110,088
FUS	936	100	936	110,088
UOP	182	20	36	4,234
TOTALS	2,236		1,935	227,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,935	114.1700	135.58	262,347	1977	1995	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 2016 Heated Area: 1872 HX Base Yr 2016



843 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		227,586
TOTAL MARKET OB/XF VALUE		2,505
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		530,091
SOH/AGL Deduction		290,237
ASSESSED VALUE		239,854
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,854
TOTAL JUST VALUE		530,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200303	REMODEL	7,000	06/01/2020
20160850	REMODEL	42,310	03/30/2016
20132805	H/AC	3,000	12/12/2013
20111455	REPLACE DECK	5,850	08/24/2011
20020567	H/AC	3,000	04/03/2002

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 GORDAN & KIM						
1898/0504	10/22/2013	WD	U	I	11	100
GRANTOR: BARNES PAUL A & NANCY						
GRANTEE: NEILSON DAVID & ALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S36 UOP=[YR=1993] S7E26 N7W26$ E26 N36 $ PTR=E10 FUS=[YR=1993] E26 S36BAL=[YR=2011] S7W26N7 E26$ W26 N36 $ W10$.

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	43	16	688.00	SF	6.50	6.50	100	1985	1985	3	49.5	2,214	
2	1242	WD DECK A	0	100	0	0	364.00	SF	4.00	4.00	100	1985	1985	3	20	291	

LAND DESCRIPTION

TOTAL OB/XF 2,505

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	60.00	100.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 06/03/2021 BY RK Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS