

LOT 42
IN OR 2448/454
SORENSEN OCEAN TERRACE UNR

MCCOY PATRICK & SUSAN IRREVOCABLE TRUST/MCNEIL BRE
834 LAURA ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1700-0042-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	10	ABOVE AVG 100	0900	01	1,875	108.7800	129.18	242,212	1993	1998	0	0	0	11.50	88.50	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													Heated Area: 1536												
Roof Cover	12	MODULAR MT 100														HX Base Yr												
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 80																										
Interior Floo	08	SHT VINYL 20																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		2 100																										
Frame	07	SPECIAL 100																										
Stories	2.	2. 100																										
Units		0 100																										
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	912	100	912	104,264																								
BAS	192	100	192	21,951																								
BAS	432	100	432	49,388																								
FGR	504	55	277	31,668																								
FOP	72	30	22	2,515																								
FST	72	55	40	4,573																								
TOTALS			2,184	1,875			214,358																					
EXTRA FEATURES			834 LAURA ST, FERNANDINA BEACH																									
L N	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	1,080.00	SF	6.50	6.50	100	1994	1994	3	70	4,914												
2	1241	WD DECK G	0	100	35	12	420.00	UT	23.00	23.00	100	2005	2005	3	44	4,250												
3	1241	WD DECK G	0	100	46	4	184.00	UT	23.00	23.00	100	2005	2005	3	44	1,862												
4	0810	CONCRETE A	0	100	0	0	262.00	SF	6.50	6.50	100	2005	2005	3	87	1,482												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 07/24/2018 BY DJX Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS																												