

LOT 46
IN OR 2129/1228
SORENSEN OCEAN TERRACE UNR

SOLECKI TERESA
842 LAURA ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1700-0046-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	408	100	408	50,259
BAS	144	100	144	17,738
BAS	176	100	176	21,680
BAS	444	100	444	54,693
BAS	180	100	180	22,173
BAS	216	100	216	26,608

TOTALS	1,568		1,568	193,151
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	428.00	SF	10.00	10.00	100	2019
2	0476	VF 6 SBPL	0 100	0	0	162.00	LF	32.00	32.00	100	2019
3	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2019
4	0855	CONC PAVER	0 100	0	0	1,429.00	SF	10.00	10.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-2	60.00	100.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,568	115.2600	136.87	214,612	1992	2002	0	0	0 10.00	90.00
1 SNGL FAM - 100% - 2019 Heated Area: 1568 HX Base Yr 2019											

842 LAURA ST, FERNANDINA BEACH											
BLD DATE				07/07/2009				RK			
XF DATE								LGL DATE			
INC DATE								LAND DATE			
								AG DATE			

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										193,151	
TOTAL MARKET OB/XF VALUE										23,937	
TOTAL LAND VALUE - MARKET										300,000	
TOTAL MARKET VALUE										517,088	
SOH/AGL Deduction										217,677	
ASSESSED VALUE										299,411	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										249,411	
TOTAL JUST VALUE										517,088	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										410,441	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200137	ADDITION	7,300	03/20/2020
20190429	ADDITION	0	07/09/2019
20072274	ELEC OTHER	3,000	12/21/2007
20072176	H/AC	4,560	12/06/2007
20072051	OTHER	1,800	11/06/2007
20071997	ADDITION	65,000	10/23/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2129/1228	6/13/2017	WD	Q	I	01	315,000			
GRANTOR: WYNEN PHILIPPE V									
GRANTEE: SOLECKI TERESA									
1975/0563	4/17/2015	WD	Q	I	01	194,000			
GRANTOR: JACKSON RITA									
GRANTEE: WYNEN PHILIPPE V									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W12 BAS=[YR=2020] N10 W18 S10 BAS=[YR=2020] S12 BAS=[YR=2008] S8 BAS=[YR=1993] W17 S17 E24 N1 BAS=[YR=2008] E11 N16 W11 S16 \$ N16 W7 \$ E18 N8 W18 \$ E18 N12 W18\$ E18\$ S37 E12 N37 \$.											