LOT 48
IN OR 2069/1912
SORENSENS OCEAN TERRACE UNR

FASEL BRADDEN W
846 LAURA ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1700-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

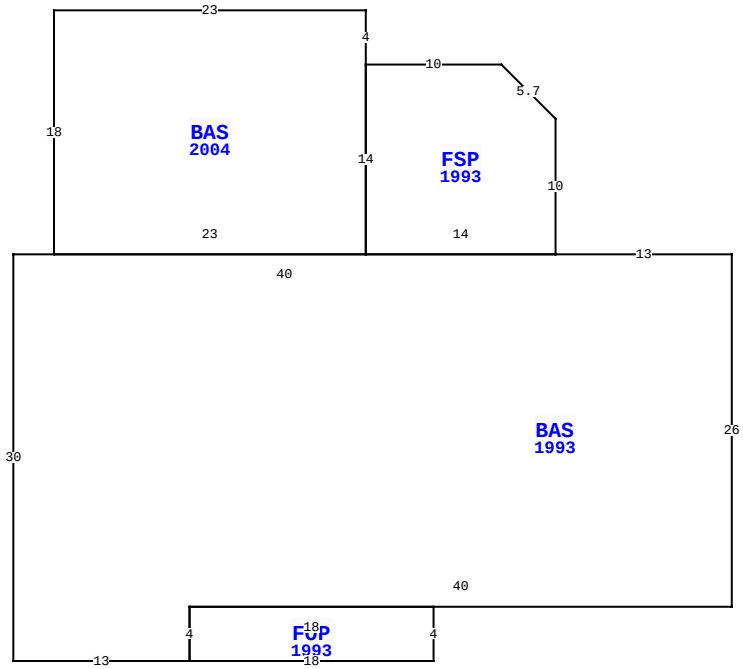
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	1,430	100	1,430	206,852
BAS	414	100	414	59,886
FOP	72	30	22	3,182
FSP	188	40	75	10,849
TOTALS	2,104		1,941	280,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,941	139.0218	165.09	320,440	1974	1997	0	0	0	12.38	87.62

1 SNGL FAM – 100% - 2018 Heated Area: 1844 HX Base Yr 2018



846 LAURA 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		280,770
TOTAL MARKET OB/XF VALUE		6,683
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		587,453
SOH/AGL Deduction		252,971
ASSESSED VALUE		334,482
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		284,482
TOTAL JUST VALUE		587,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111406	H/AC	2,800	08/17/2011
20072248	HURRICANE SHUTTER	3,100	12/17/2007
20052655	REROOF W/30YR SHN	6,000	09/16/2005
20033511	REPLACE 200 AMP	1,000	07/21/2003
20011611	FANS & SWITCHES	1,000	07/17/2001
20011583	LOWER DECK	1,000	07/11/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2069/1912	8/29/2016	WD	Q	I	02	325,000
GRANTOR: STALKER CHARLES E & E						
GRANTEE: FASEL BRADDEN W						
0864/1143	1/27/1999	WD	Q	I		127,000
GRANTOR: BOTTOMS SARAH & MARC						
GRANTEE: STALKER CHARLES E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 FSP=[YR=1993] N10 U4 L4 W10 BAS=[YR=2004] N4 W23 S18 E23 N14 $ S14 E14$ W40 S30 E13 FOP=[YR=1993] E18 N4 W18 S4$ N4 E40 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	100	23	16	368.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,184	
2	0810	CONCRETE A	0	100	65	3	195.00	SF	6.50	6.50	100	1985	1985	3	49.5	627	
3	1242	WD DECK A	0	100	0	0	300.00	SF	4.00	4.00	100	2003	2003	3	22	264	
4	1241	WD DECK G	0	100	0	0	358.00	UT	23.00	23.00	100	2004	2004	3	40	3,294	
5	1076	TRELLIS A	0	100	9	9	81.00	SF	3.75	3.75	100	2004	2004	3	40	122	
6	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2004	2004	3	24	1,037	
7	0851	PATIO STON	0	100	12	10	120.00	SF	1.50	1.50	100	2004	2004	3	86	155	

LAND DESCRIPTION

TOTAL OB/XF 6,683

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	73.00	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