LOT 53
IN OR 2258/1199
SORENSENS OCEAN TERRACE UNR

OLSEN VASUDEVA
839 LAURA ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1700-0053-0000

BUILDING CHARACTERISTICS

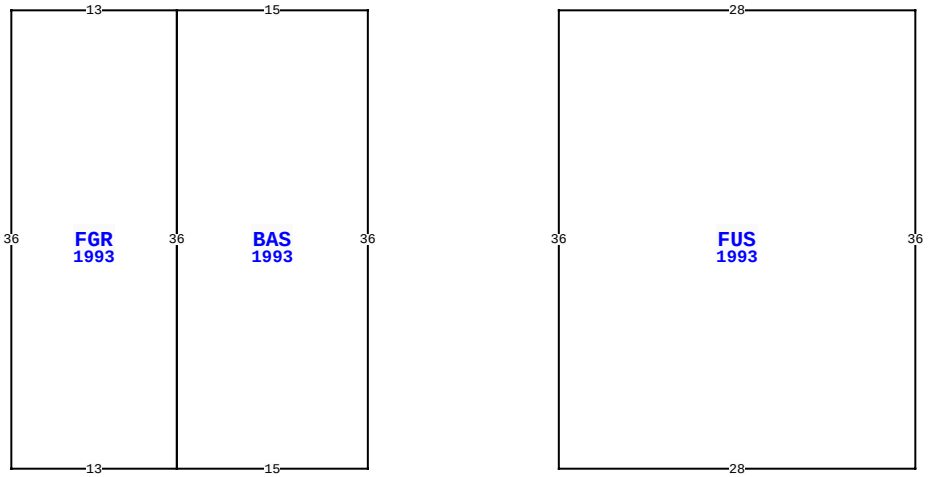
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
BAS	540	100	540	65,878
FGR	468	55	257	31,353
FUS	1,008	100	1,008	122,972
TOTALS	2,016		1,805	220,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,805	118.6000	140.84	254,216	1981	1995	0	0	0	13.38	86.62

1 SNGL FAM – 100% - 2003 Heated Area: 1548 HX Base Yr 2003



839 LAURA 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		220,202
TOTAL MARKET OB/XF VALUE		6,650
TOTAL LAND VALUE - MARKET		390,000
TOTAL MARKET VALUE		616,852
SOH/AGL Deduction		435,501
ASSESSED VALUE		181,351
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		131,351
TOTAL JUST VALUE		616,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051023	REPLACE WINDOWS	6,000	01/10/2005
20041114	REROOF	4,000	06/16/2004
6774	XFOB	2,900	10/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2258/1199	3/04/2019	QC	U	I	11	54,000
GRANTOR: GOLDMAN LOUIS E JR &						
GRANTEE: OLSEN VASUDEVA						
1103/1430	12/30/2002	DG	U	I	01	33,400
GRANTOR: GOLDMAN LOUIS E JR &						
GRANTEE: GOLDMAN LOUIS E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FGR=[YR=1993] W13 S36 E13 N36$ S36 E15 N36$ PTR=E15 FUS=[YR=1993] E28 S36 W28 N36$ W15$.

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	62	25	1,550.00	SF	6.50	6.50	100	1981	1981	3	38	3,829	
2	1241	WD DECK G	0	100	0	0	572.00	UT	23.00	23.00	100	1990	1990	3	20	2,631	
3	1242	WD DECK A	0	100	0	0	95.00	SF	10.00	10.00	100	1991	1991	3	20	190	

LAND DESCRIPTION

TOTAL OB/XF 6,650

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	130.00	1.00	LT		1.00	1.00	1.30	300,000.00	390,000.00	390,000							

REVIEW DATE 07/24/2018 BY DJX Total Acres: 0.00 Total Land Value: 390,000 Market: 0 Agricultural: 0 Common: 390,000 PRINTED 08/02/2023 BY SYS