LOT 20
OAK CREST #2 PB 5/204

**SORUM PATRICIA LYNN**
2064 NEPTUNE CT
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-0411-0020-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

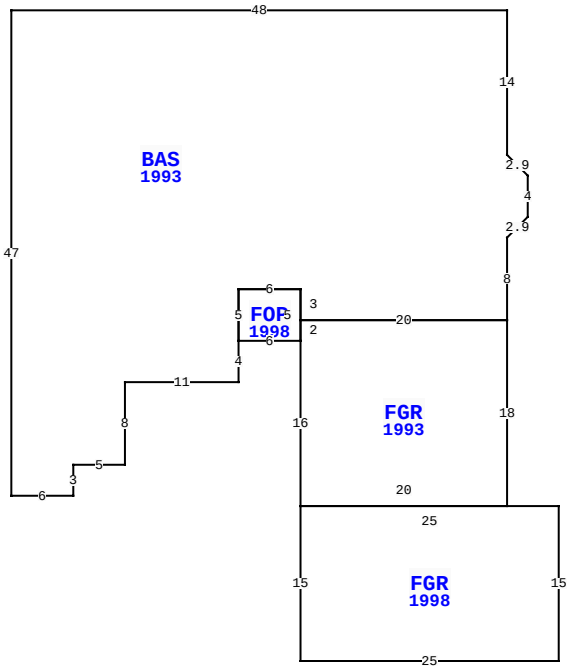
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 2008.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,672 | 100 | 1,672 | 224,194 |
| FGR | 360 | 55 | 198 | 26,549 |
| FGR | 375 | 55 | 206 | 27,622 |
| FOP | 30 | 30 | 9 | 1,207 |
| TOTALS | 2,437 | | 2,085 | 279,572 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,085 | 125.0970 | 156.37 | 326,031 | 1989 | 1995 | 0 | 0 | 0 | 14.25 | 85.75 |

1 SNGL FAM – 100% - 2024 Heated Area: 1672 HX Base Yr 2024




2064 NEPTUNE CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 279,572 |
| TOTAL MARKET OB/XF VALUE | | 12,680 |
| TOTAL LAND VALUE - MARKET | | 150,000 |
| TOTAL MARKET VALUE | | 442,252 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 442,252 |
| TOTAL EXEMPTION VALUE | HX HB DX | 55,000 |
| BASE TAXABLE VALUE | | 387,252 |
| TOTAL JUST VALUE | | 442,252 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 395,185 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E984816 | GARAGE | 0 | 06/01/1998 |
| B0970436 | ADDITION | 2,400 | 11/20/1997 |
| 2892 | H/AC | 1,900 | 01/24/1989 |
| 5419 | NEW CONSTR | 60,088 | 01/09/1989 |
| 5625 | NEW CONSTR | 1,600 | 01/10/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2686/24 | 11/03/2023 | QC | U | I | 11 | 100 |
| GRANTOR: SORUM EMMY LOU LIVING | | | | | | |
| GRANTEE: SORUM PATRICIA LYNN | | | | | | |
| 1134/0813 | 5/02/2003 | QC | U | I | 18 | 100 |
| GRANTOR: SORUM EMMY LOU L/E | | | | | | |
| GRANTEE: SORUM EMMY LOU TRUS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W48 S47 E6 N3 E5 N8 E11 N4 FOP=[YR=1998] E6
FGR=[YR=1993] S16 FGR=[YR=1998] S15 E25 N15 W25 $ E20 N18 W20
S2$ N5 W6 S5 $ N5 E6 S3 E20 N8 R2 U2 N4 L2 U2 N14 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 66 | 2,310 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 16 | 41 | 656.00 | SF | 6.50 | 6.50 | 100 | 1989 | 1989 | 3 | 57 | 2,430 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 8 | 64.00 | SF | 30.00 | 30.00 | 100 | 1992 | 1992 | 3 | 20 | 384 | |
| 4 | 0912 | SCRN RM G | 0 | 100 | 0 | 0 | 32.00 | SF | 20.00 | 20.00 | 100 | 1998 | 1998 | 3 | 20 | 128 | |
| 5 | 0351 | CARPORT MT | 0 | 100 | 10 | 12 | 120.00 | SF | 10.00 | 10.00 | 100 | 1993 | 1993 | 3 | 20 | 240 | |
| 6 | 0810 | CONCRETE A | 0 | 100 | 3 | 21 | 63.00 | SF | 6.50 | 6.50 | 100 | 1989 | 1989 | 3 | 57 | 233 | |
| 7 | 0825 | BRICK | 0 | 100 | 0 | 0 | 225.00 | SF | 12.50 | 12.50 | 100 | 1998 | 1998 | 3 | 93 | 2,616 | |
| 8 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 556.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 75 | 2,711 | |
| 9 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 334.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 75 | 1,628 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,680

| 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 | | RG-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 150,000.00 | 150,000.00 | 150,000 | | | | | | | |

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS