LOT 154
IN OR 1932/1404
FOREST HILLS 3 PB 3/46

SORENSEN ANTHONY P & PATRICIA
PO BOX 17106
FERNANDINA BEACH, FL 32035

2024

00-00-31-128C-0154-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

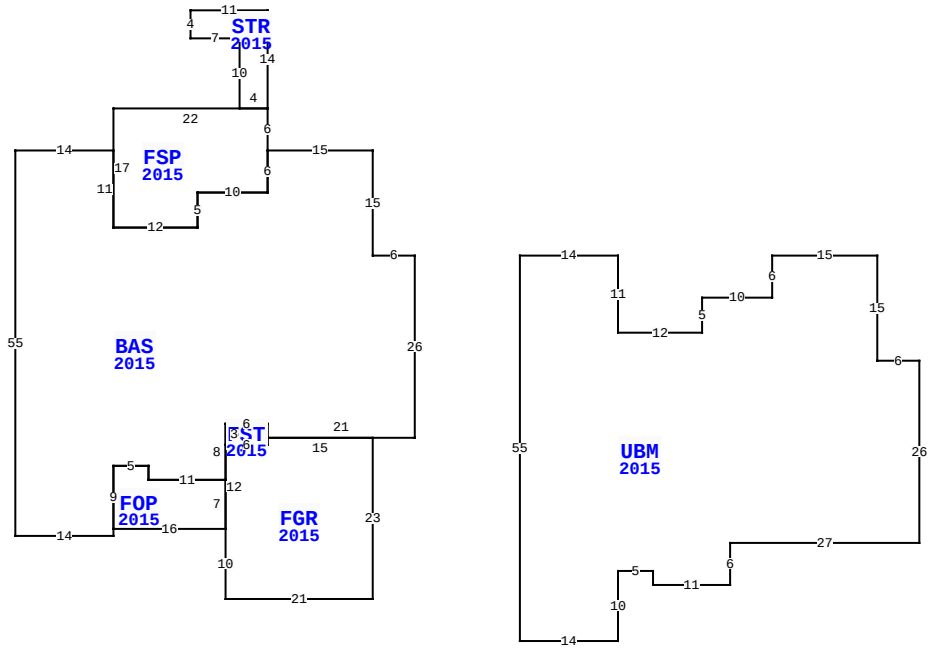
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,325	100	2,325	330,421
FGR	477	55	262	37,234
FOP	122	30	37	5,259
FSP	324	40	130	18,475
FST	18	55	10	1,421
STR	84	10	8	1,137
UBM	2,337	20	467	66,369
TOTALS	5,687		3,239	460,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,239	117.9992	147.50	477,752	2015	2015	0	0	0	3.65	96.35

1 SNGL FAM – 100% - 2016 Heated Area: 2325 HX Base Yr 2016



2016 HIGHLAND DR, 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		460,314
TOTAL MARKET OB/XF VALUE		19,896
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		755,210
SOH/AGL Deduction		306,112
ASSESSED VALUE		449,098
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		394,098
TOTAL JUST VALUE		755,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		684,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142180	CO ISSUED	0	04/28/2015
20142180	NEW CONSTR	257,464	10/09/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1932/1404	8/18/2014	WD	Q	V	01	85,000
GRANTOR: GRAHAM LAURIE A & ANN						
GRANTEE: SORENSEN ANTHONY P						
0884/0418	5/21/1999	WD	Q	V		45,000
GRANTOR: STURGES ISABELL R						
GRANTEE: GRAHAM LAURIE A & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W6 N15 W15 FSP=[YR=2015] N6 STR=[YR=2015] N14 W11 S4 E7 S10 E4$ W22 S17 E12 N5 E10 N6$ S6 W10 S5 W12 N11 W14 S55 E14 N1 FOP=[YR=2015] E16 FGR=[YR=2015] S10 E21 N23 W15 FST=[YR=2015] N2 W6 S3 E6 N1 $ S1 W6 S12$ N7 W11 N2 W5 S9$ N9 E5 S2 E11 N8 E6 S2 E21 N26$ PTR=E15 UBM=[YR=2015] E14 S11 E12 N5 E10 N6 E15 S15 E6 S26 W27 S6 W11 N2 W5 S10 W14 N55$ 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	0855	CONC PAVER	0	100	0	0	999.00	SF	7.00	7.00	100	2015	2015	3	95	6,643	
2	0855	CONC PAVER	0	100	0	0	96.00	SF	7.00	7.00	100	2015	2015	3	95	638	
3	0855	CONC PAVER	0	100	0	0	686.00	SF	7.00	7.00	100	2015	2015	3	95	4,562	
4	0476	VF 6 SBPL	0	100	0	0	264.00	LF	32.00	32.00	100	2015	2015	3	89	7,519	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	89	534	

LAND DESCRIPTION

TOTAL OB/XF 19,896

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-1	100.00	150.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 07/10/2020 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS