LOTS 21 22 & N34 FT OF LOT 23
IN OR 1765/1172
SORENSEN TERRACE REPLAT

MUIR CELESTE HARDEE
3855 STEWART AVE
COCONUT GROVE, FL 33133

2024

00-00-31-1690-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SORENSEN TER, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	49,770
TOTAL MARKET VALUE	49,770
SOH/AGL Deduction	0
ASSESSED VALUE	49,770
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,770
TOTAL JUST VALUE	49,770
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1765/1172	11/14/2011	WD	Q	V	02	45,000
GRANTOR: NOBLE IN DEEDS LLC						
GRANTEE: MUIR CELESTE HARDEE						
1704/1541	10/08/2010	WD	U	V	30	35,000
GRANTOR: BOWEN DEBORAH A						
GRANTEE: NOBLE-IN-DEEDS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0	0007	R-1	0.00	0.00	15,800.00	SF		1.00	1.00	0.70	4.50	3.15	49,770							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 49,770 Market: 0 Agricultural: 0 Common: 49,770 PRINTED 08/06/2024 BY SYS