E 30FT OF LOT 24
IN OR 1977/1629
SORENSEN TERRACE REPLAT PB2/59

MUIR CELESTE HARDEE
3855 STEWART AVE
MIAMI, FL 33133

2024

00-00-31-1690-0024-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1012.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	14,400
TOTAL MARKET VALUE	14,400
SOH/AGL Deduction	6,233
ASSESSED VALUE	8,167
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,167
TOTAL JUST VALUE	14,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1977/1629	5/01/2015	WD	U	V	37	5,000

GRANTOR: JONES MARVIN E & MARY

GRANTEE: MUIR CELESTE HARDEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2024 MLU
INC DATE		AG DATE	

ATLANTIC AV, FERNANDINA BEACH

BUILDING NOTES

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

BUILDING DIMENSIONS

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	0003	R-1	30.00	99.00	30.00	FF		1.00	1.00	0.15	3,200.00	480.00	14,400							

REVIEW DATE 03/27/2024 BY MLU Total Acres: 0.00 Total Land Value: 14,400 Market: 0 Agricultural: 0 Common: 14,400 PRINTED 08/06/2024 BY SYS