LOT 7 L/E OR 1586/1047
SORENSENS OCEAN TERRACE
UNR

LARAMORE KENNETH & CECELIA L/E/
841 TARPON AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1700-0007-0000

BUILDING CHARACTERISTICS

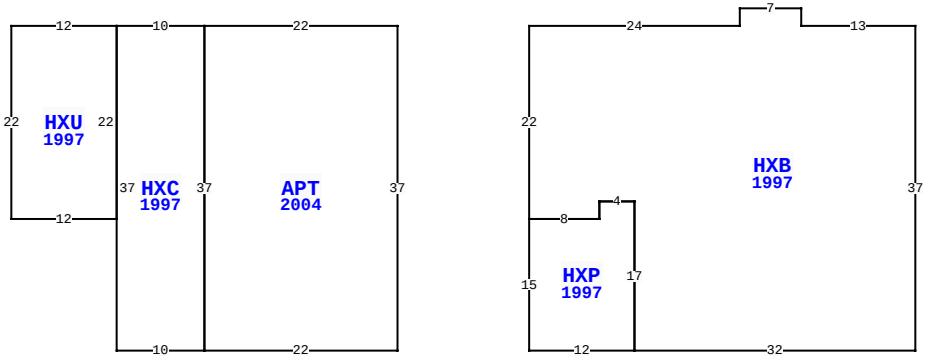
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
Occupancy	OP	OWNER/PART 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	814	100	814	95,414
HXB	1,454	100	1,454	170,432
HXC	370	25	92	10,784
HXP	188	30	56	6,564
HXU	264	55	145	16,996
TOTALS	3,090		2,561	300,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,561	105.6000	132.00	338,052	1997	2000	0	0	0	11.20	88.80

1 DUPLEX – 68.23% - 1998 Heated Area: 2268 HX Base Yr 1998



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

841 TARPON AVE U&D, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		300,190
TOTAL MARKET OB/XF VALUE		9,662
TOTAL LAND VALUE - MARKET		318,000
TOTAL MARKET VALUE		627,852
SOH/AGL Deduction		353,055
ASSESSED VALUE		274,797
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		224,797
TOTAL JUST VALUE		627,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151537	SCRNFOP	2,400	07/01/2015
20121077	VINYL FENCE	0	06/11/2012
20101830	H/AC	2,500	10/22/2010
20041758	RE-R00FW/30YR SHN	5,000	09/29/2004
20033995	PLUMBING IN-LAW A	3,000	10/13/2003
20033969	WIRING IN-LAW APT	4,000	10/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1586/1047	9/24/2008	WD	U	I	18	19,000
GRANTOR: LARAMORE KENNETH GLAD						
GRANTEE: WEST KRISTY DAWN						
0766/0132	7/23/1996	WD	Q	V		30,900
GRANTOR: SIMMONS JOHN M & CHER						
GRANTEE: LARAMORE KENNETH G						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=2004] W22 HXC=[YR=1997] W10 HXU=[YR=1997] W12 S22 E12 N22 $ S37 E10 N37 $ S37 E22 N37 $ PTR= E15 HXB=[YR=1997] E24 N2 E7 S2 E13 S37 W32 HXP=[YR=1997] N17 W4 S2 W8 S15 E12 $ N17 W4 S2 W8 N22 $ 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	1241	WD DECK G	0	100	0	0	298.00	UT	23.00	23.00	100	1997	1997	3	25	1,714	
2	0810	CONCRETE A	0	100	63	21	1,323.00	SF	6.50	6.50	100	1997	1997	3	73	6,278	
3	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1997	1997	3	73	76	
4	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2012	2012	3	83	1,594	

LAND DESCRIPTION

TOTAL OB/XF 9,662

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	000800	C	MULTI-FAM	100	0006	R-2	60.00	100.00	60.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	318,000							

REVIEW DATE 06/09/2021 BY KKX Total Acres: 0.00 Total Land Value: 318,000 Market: 0 Agricultural: 0 Common: 318,000 PRINTED 08/06/2024 BY SYS