

LOT 16
IN OR 2502/491
SORENSENS OCEAN TERRACE UNR

WILEMON GREGORY LAWRENCE II & KATHERINE ANNE
3017 RIVERSIDE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1700-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0800	MULTI-FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	560	100	560	90,080
APT	608	100	608	97,801
BAL	140	15	21	3,378
FST	30	55	16	2,574
HXB	560	100	560	90,080
HXB	608	100	608	97,801
HXS	42	40	17	2,735
HXS	336	40	134	21,555
HXU	30	55	16	2,574
HXY	140	15	21	3,378
TOTALS	3,448		2,622	421,765

EXTRA FEATURES		
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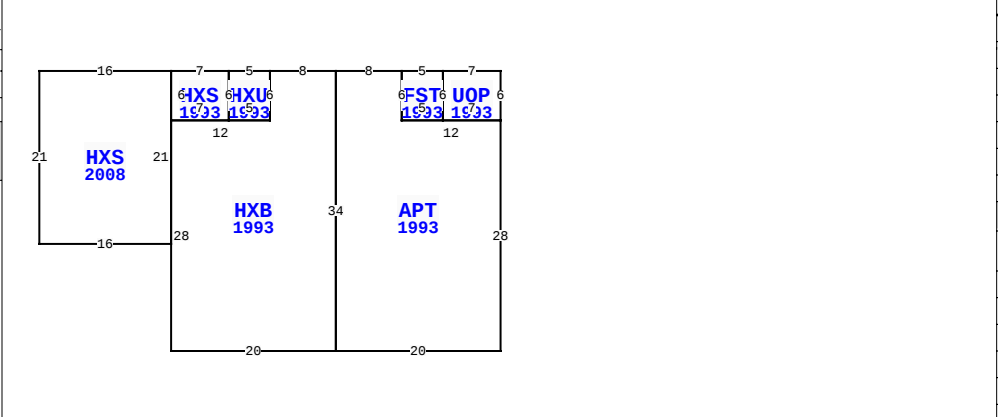
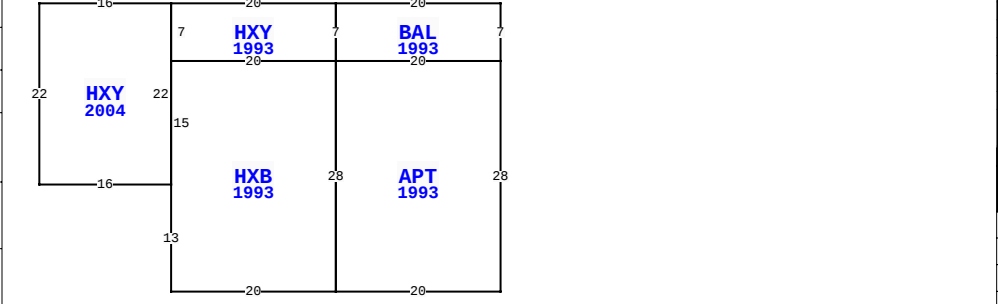
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	0	0	1,328.00	SF	6.50	6.50	100	1983	1983	3	41	3,539	
2	1242	WD DECK A	0	0	12	17	204.00	SF	4.00	4.00	100	2005	2005	3	24	196	
3	1242	WD DECK A	0	0	12	17	204.00	SF	4.00	4.00	100	2005	2005	3	24	196	
4	1243	WD DECK F	0	0	12	6	72.00	SF	3.20	3.20	100	1993	1993	3	20	46	
5	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	2004	2004	3	22	35	
6	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	2004	2004	3	22	35	

LAND DESCRIPTION		
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0	0006	R-2	83.00	100.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,622	138.0000	172.50	452,295	1983	2009	0	0	0	6.75	93.25

1 DUPLEX - 0% - 0 Heated Area: 2336 HX Base Yr



** This building has 12 Sub-Areas

846 MARY ST A&B, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		421,765
TOTAL MARKET OB/XF VALUE		4,047
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		725,812
SOH/AGL Deduction		69,447
ASSESSED VALUE		656,365
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		656,365
TOTAL JUST VALUE		725,812
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		708,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803667	DEMOKITCH	0	05/09/2018
20071318	REMODEL	59,500	07/16/2007
20052367	REMODEL	2,000	08/04/2005
2080	NEW CONSTR	60,000	02/01/1983

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2502/0491	10/04/2021	WD Q	I 01
		SALE PRICE	
		750,000	

GRANTOR: FOSTER JEFFERY L & EL
GRANTEE: WILEMON GREGORY L I
2264/1998 3/29/2019 WD Q I 01 460,000
GRANTOR: SPILBOR WALTER JR
GRANTEE: FOSTER JEFFERY L &

BUILDING NOTES		
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BUILDING DIMENSIONS		
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UOP=[YR=1993] W7 FST=[YR=1993] W5 APT=[YR=1993] W8
HXB=[YR=1993] W8 HXU=[YR=1993] W5 HXS=[YR=1993] W7
HXS=[YR=2008] W16 S21 E16 N21\$ S6 E7 N6 \$ S6 E5 N6 \$ S6 W12
S28 E20N34\$ S34 E20 N28 W12 N6 \$ S6 E5 N6 \$ S6 E7 N6 \$ PTR=
N10 APT=[YR=1993] N28 BAL=[YR=1993] N7W20 HXY=[YR=1993] W20
HXY=[YR=2004] W16S22 E16 HXB=[YR=1993] S13E20N28W20S15\$ N22\$
S7E20N7\$ S7E20\$ W20S28E20\$ S10 \$.