LOT 17
IN OR 2304/215
SORENSENS OCEAN TERRACE UNR

DANBECK ROBERT F & CHRISTINE B
829 MARY ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1700-0017-0000

BUILDING CHARACTERISTICS

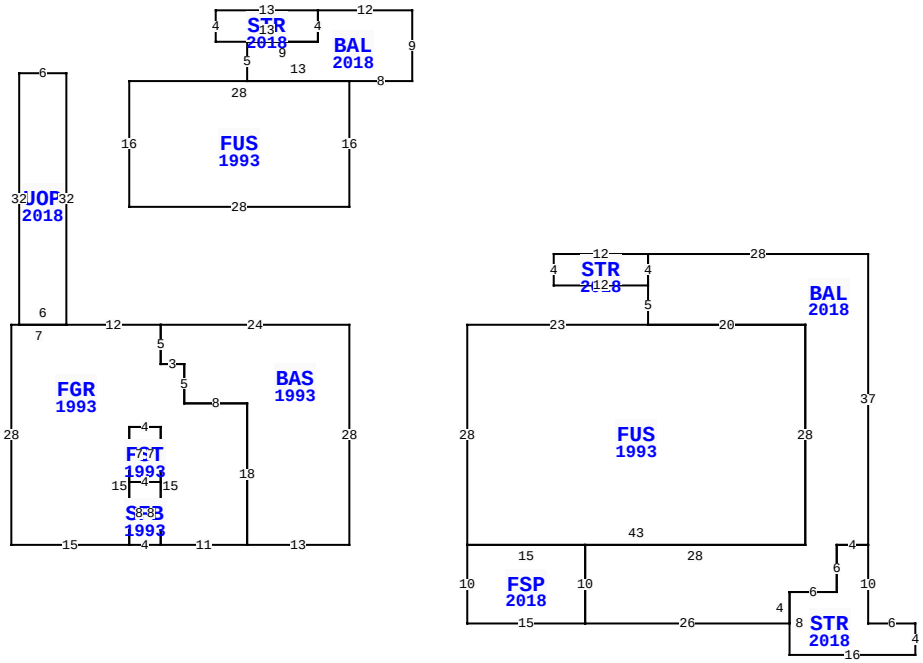
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	23	REINF CONC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	153	15	23	4,081
BAL	772	15	116	20,583
BAS	459	100	459	81,445
FGR	685	55	377	66,895
FSP	150	40	60	10,647
FST	28	55	15	2,661
FUS	448	100	448	79,493
FUS	1,204	100	1,204	213,637
SFB	32	80	26	4,613
STR	48	10	5	887
TOTALS	4,351		2,789	494,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,789	126.7200	190.08	530,133	1991	2009	0	0	0	6.65	93.35

1 SFR CUST – 100% - 2020 Heated Area: 2137 HX Base Yr 2020



** This building has 13 Sub-Areas

829 MARY ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		494,879
TOTAL MARKET OB/XF VALUE		5,966
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		860,845
SOH/AGL Deduction		280,071
ASSESSED VALUE		580,774
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		530,774
TOTAL JUST VALUE		860,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		838,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180478	REMODEL	58,000	02/09/2018
20041904	REROOF W/30YR SHN	3,000	10/18/2004
9098	ADDITION	1,500	05/25/1995
7868	VINYL SIDING	5,100	08/23/1993
6202	NEW CONSTR	79,300	10/03/1990
6174	FOUNDATION	84,300	09/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2304/0215	9/12/2019	WD	Q	I	01	685,000
GRANTOR: HEWITT FAMILY TRUST						
GRANTEE: DANBECK ROBERT F &						
2168/1721	1/04/2018	WD	Q	I	01	410,000
GRANTOR: WILLIS ANN B						
GRANTEE: HEWITT FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FGR=[YR=1993] W12 UOP=[YR=2018] N32 W6 S32 E6$ W7 S28 E15 SFB=[YR=1993] E4 N8 FST=[YR=1993] N7 W4 S7 E4 $ W4 S8 $ N15 E4 S15 E11 N18 W8 N5 W3 N5$ S5 E3 S5 E8 S18 E13 N28 $ PTR= E15 FUS=[YR=1993] E23 BAL=[YR=2018] N5 STR=[YR=2018] W12 N4 E12 S4$ N4 E28 S37 STR=[YR=2018] S10 E6 S4 W16 N8 E6 N6 E4$ W4 S6 W6 S4 W26 FSP=[YR=2018] W15 N10 E15 S10$ N10 E28 N28 W20$ E20 S28 W43 N28$ W15$ PTR= N15 FUS=[YR=1993] N16 BAL=[YR=2018] E8 N9 W12 STR=[YR=2018] W13 S4 E13 N4$ S4 W9 S5 E13$ W28 S16 E28 $ S15 $.

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	4,900	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1991	1991	3	20	864	
3	0810	CONCRETE A	0	100	10	5	50.00	SF	6.50	6.50	100	1991	1991	3	62	202	

LAND DESCRIPTION

TOTAL OB/XF 5,966

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-2	100.00	100.00	1.00	LT		1.00	1.00	1.20	300,000.00	360,000.00	360,000							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 08/06/2024 BY SYS