

LOT 19
IN OR 1987/1992
SORENSEN OCEAN TERRACE UNR

ROSEN GARY M & SUSAN L
835 MARY ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1700-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE 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
BAL	188	15	28	3,898
BAS	840	100	840	116,947
BAS	660	100	660	91,886
FUS	840	100	840	116,947
PTO	35	5	2	279
STR	60	10	6	835
UGR	210	45	94	13,087
UOP	180	20	36	5,012

TOTALS	3,013		2,506	348,890
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	207.00	SF	6.50
2	0811	CONCRETE B	0	100	0	0	832.00	SF	5.20
3	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAM	100	0006	R-2	60.00	100.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,506	125.4960	156.87	393,116	1972	2000	0	0	11.25	88.75
1 SNGL FAM - 100% - 2019 Heated Area: 2340 HX Base Yr 2019											

TOTAL OB/XF											
6,279											

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6,279											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		348,890	
TOTAL MARKET OB/XF VALUE		6,279	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		655,169	
SOH/AGL Deduction		256,778	
ASSESSED VALUE		398,391	
TOTAL EXEMPTION VALUE		100,000	
BASE TAXABLE VALUE		298,391	
TOTAL JUST VALUE		655,169	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		639,609	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171640	ADDITION	83,812	05/30/2017
20051831	REROOF W/30YR SHN	2,000	05/24/2005
8060	REMODEL	2,900	12/28/1993
2996	REPLACE DECK	511	03/01/1984

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1987/1992	6/26/2015	WD	Q	I	02	250,000	
GRANTOR: MARTIN SCOTT							
GRANTEE: ROSEN GARY M & SUSAN							
0688/1569	9/21/1993	WD	Q	I		74,000	
GRANTOR: GALPHIN RICHARD & C							
GRANTEE: MARTIN SCOTT							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=2017] W4 BAS=[YR=2017] N20 W33 S2 PTO=[YR=2017] W5 S7 E5 N7\$ S18 BAS=[YR=1993] W3 S28 UOP=[YR=1993] S6 E30 N6 W30\$ E30 N28 W27\$ E33\$ W6 S21 E10 N21\$ PTR=E25 FUS=[YR=1993] E30 S28 BAL=[YR=1994] S6 W30STR=[YR=2008] S11 W4 N15 E4 S4\$ N4 W4 N2 E34 \$ W30 N28\$ W25\$.											