

LOT 20
IN OR 2267/1
SORENSENS OCEAN TERRACE UNR

WHALEN PATRICK & MONIQUE
837 MARY ST U&D
FERNANDINA BEACH, FL 32034

2024

00-00-31-1700-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	816	100	816	99,410
HXB	816	100	816	99,410
HXP	192	30	58	7,066
UCP	216	20	43	5,239
UCP	216	20	43	5,239
UOP	192	20	38	4,629
UST	72	45	32	3,899
UST	72	45	32	3,899

TOTALS	2,592		1,878	228,790
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	57	9	513.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	57	9	513.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	3	4	12.00	SF	6.50	6.50	
4	1241	WD DECK G	0	100	13	4	52.00	UT	11.50	11.50	

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

MARKET ADJUSTMENTS

1 DUPLEX - 100% - 2024

Heated Area: 1632

HX Base Yr 2024

837 MARY ST U&D, FERNANDINA BEACH

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					228,790				
TOTAL MARKET OB/XF VALUE					2,014				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					530,804				
SOH/AGL Deduction					0				
ASSESSED VALUE					530,804				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					480,804				
TOTAL JUST VALUE					530,804				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					521,664				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19983564	REROOF	1,500	04/14/1998
959288	REPAIRS	2,000	09/08/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2267/0001	4/08/2019	WD	Q	I	02	309,000			
GRANTOR: HURLEY GREGORY S & PA									
GRANTEE: WHALEN PATRICK & MO									
0524/0415	8/12/1987	WD	U	I		34,200			
GRANTOR: KRUER GEORGE & F R									
GRANTEE: HURLEY GREGORY & P									

BUILDING NOTES									
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BUILDING DIMENSIONS									
APT=[YR=1993] W24 S10 UST=[YR=1993] W12 S6 UCP=[YR=1993] S18 E12 UOP=[YR=1993] S8 E24 N8 UCP=[YR=1993] E12 N18 UST=[YR=1993] N6 W12 S6 E12\$ W12 S18\$ W24\$ N18 W12\$ E12 N6\$ S24 E24 N34\$ PTR= E20 HXB=[YR=1993] E24 S34 HXP=[YR=1993] S8 W24 N8 E24\$ W24 N34\$ W20\$.									