LOT 21 IN OR 1964/1743
SORENSENS OCEAN TERRACE UNR

MEADOWS RICHARD B & ELIZABETH J
140 LAKEVIEW DRIVE
AUBURNDALE, FL 33823

2024

00-00-31-1700-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	06	MANSARD 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

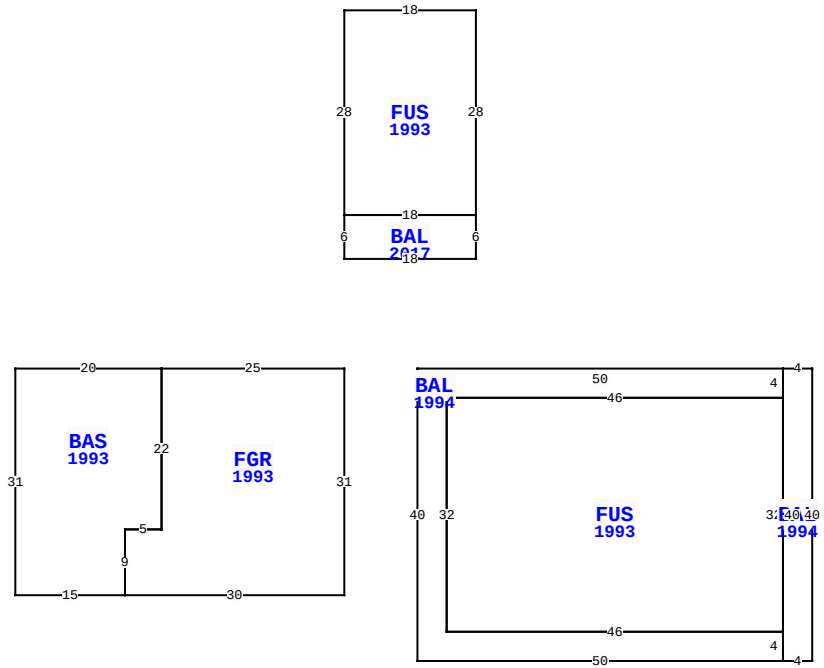
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	160	15	24	2,857
BAL	528	15	79	9,403
BAL	108	15	16	1,905
BAS	575	100	575	68,444
FGR	820	55	451	53,684
FUS	504	100	504	59,992
FUS	1,472	100	1,472	175,216
TOTALS	4,167		3,121	371,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,121	117.2908	146.61	457,570	1974	1990	0	0	0	18.81	81.19

1 SNGL FAM – 0% - 0 Heated Area: 2551 HX Base Yr



839 MARY ST U&D, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	371,501
TOTAL MARKET OB/XF VALUE	16,516
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	688,017
SOH/AGL Deduction	118,281
ASSESSED VALUE	569,736
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	569,736
TOTAL JUST VALUE	688,017
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	671,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170797	DECK	18,000	03/20/2017
20122324	POOL REFINISH	3,900	11/15/2012
20080746	REPLACE 2ND FL.DE	2,000	05/05/2008
20070271	CEDAR SHINGLE SID	9,000	02/13/2007
20052537	REPAIR/RRF	12,000	08/26/2005
20022116	REPAIR/RRF	3,000	12/11/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1964/1743	2/25/2015	WD	Q	I	01	401,000
GRANTOR: HURLEY GREGORY SHAWN						
GRANTEE: MEADOWS RICHARD B &						
0697/0389	1/26/1994	QC	U	I	01	100
GRANTOR: HURLEY PAM						
GRANTEE: HURLEY GREGORY SHAW						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W25 BAS=[YR=1993] W20 S31 E15 N9 E5 N22$ S22 W5 S9 E30 N31$ PTR=E60BAL=[YR=1994] W50 S40 E50 N4 FUS=[YR=1993] N32 W46 S32 E46 $ W46 N32 E46 N4$ BAL=[YR=1994] E4 S40 W4 N40$ W60$PTR= N15 BAL=[YR=2017] N6 FUS=[YR=1993] N28 E18 S28 W18$ E18 S6 W18 $ 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	0810	CONCRETE A	0	0	0	0	1,583.00	SF	6.50	6.50	100	1974	1974	3	25	2,572	
2	0861	POOL GUNIT	0	0	12	30	360.00	SF	85.00	85.00	100	1995	1995	3	20	6,120	
3	0845	KOOL DECK	0	0	0	0	540.00	SF	7.25	7.25	100	1981	1981	3	35	1,370	
4	0825	BRICK	0	0	0	0	198.00	SF	12.50	12.50	100	2009	2009	3	97	2,401	
5	0855	CONC PAVER	0	0	9	57	513.00	SF	10.00	10.00	100	2000	2000	3	79	4,053	

LAND DESCRIPTION

TOTAL OB/XF 16,516

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	0	0006	R-2	60.00	100.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS