LOT 22 & S 6 FT OF LOT 23
IN OR 2556/1165
SORENSENS OCEAN TERRACE UNR

JAKAJ ANDI
5315 THOROUGHBRED BLVD
JACKSONVILLE, FL 32257

2024

00-00-31-1700-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

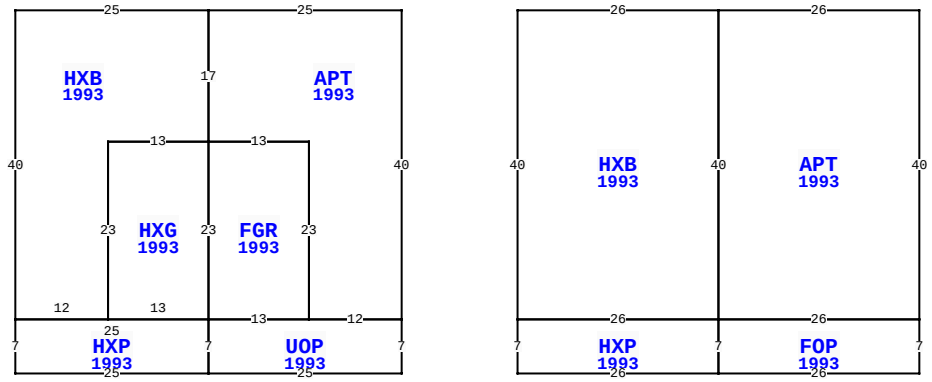
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	01	Quality Level 01
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	701	100	701	70,995
APT	1,040	100	1,040	105,328
FGR	299	55	164	16,610
FOP	182	30	55	5,570
HXB	701	100	701	70,995
HXB	1,040	100	1,040	105,328
HXG	299	55	164	16,610
HXP	175	30	52	5,267
HXP	182	30	55	5,570
UOP	175	20	35	3,545
TOTALS	4,794		4,007	405,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	4,007	98.2080	122.76	491,899	1986	1986	0	0	0	17.50	82.50

1 DUPLEX – 0% - 2023 Heated Area: 3482 HX Base Yr



841 MARY ST A&B, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	405,817
TOTAL MARKET OB/XF VALUE	21,800
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	727,617
SOH/AGL Deduction	0
ASSESSED VALUE	727,617
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	727,617
TOTAL JUST VALUE	727,617
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	710,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131828	ROOF	0	08/02/2013
20091120	REMODEL	9,776	08/25/2009
8777	REMODEL	2,000	01/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/1165	4/19/2022	WD	Q	I	01	677,000
GRANTOR: CURNUTTE WILLIAM D						
GRANTEE: JAKAJ ANDI						
1583/0271	8/28/2008	QC	U	I	01	100
GRANTOR: CURNUTTE DONALD P SR						
GRANTEE: CURNUTTE WILLIAM D						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W25 HXB=[YR=1993] W25 S40 HXP=[YR=1993] S7 E25 UOP=[YR=1993] E25 N7 W12 FGR=[YR=1993] N23 W13 HXG=[YR=1993] W13 S23 E13 N23 $ S23 E13 $ W13 S7 $ N7 W25 $ E12 N23 E13 N17 $ S17 E13 S23 E12 N40 $ PTR= E15 HXB=[YR=1993] E26 APT=[YR=1993] E26 S40 FOP=[YR=1993] S7 W26 HXP=[YR=1993] W26 N7 E26 S7 $ N7 E26 $ W26 N40 $ S40 W26 N40 $ W15 $.

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	0855	CONC PAVER	0	0	0	0	1,780.00	SF	10.00	10.00	100	2022	2022	3	100	17,800	
2	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 21,800

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	000800	C	MULTI-FAM	0	0006	R-2	66.00	100.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS