LOT 24 & E6 FT OF LOT 32
EX S6 FT OF 24
IN OR 1652/1371

SOMOGYI LASZLO & BETH
1417 SADLER RD #240
FERNANDINA BEACH, FL 32034

2024

00-00-31-1700-0024-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

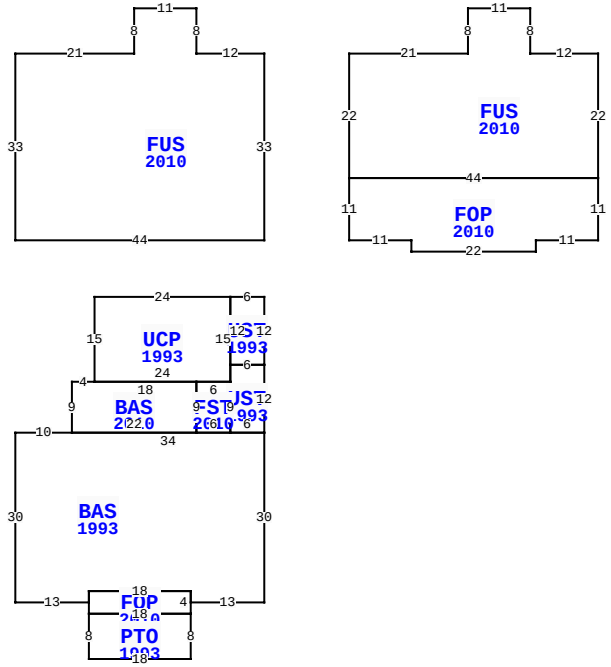
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 70
Roof Cover	04	BUILT-UP 30
Interior Wall	05	DRYWALL 70
Interior Wall	03	PLASTER 30
Interior Floo	15	HARDTILE 70
Interior Floo	16	EPOXY STRP 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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
NEIGHBORHOOD/LOC	1024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,284	100	1,284	155,488
BAS	198	100	198	23,977
FOP	72	30	22	2,664
FOP	528	30	158	19,133
FST	54	55	30	3,633
FUS	1,056	100	1,056	127,878
FUS	1,540	100	1,540	186,489
PTO	144	5	7	847
UCP	360	20	72	8,719
UST	72	45	32	3,875
TOTALS	5,380		4,431	536,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,431	117.0708	146.34	648,433	1970	1985	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2011 Heated Area: 4078 HX Base Yr 2011



** This building has 11 Sub-Areas

845 MARY ST, 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		536,578
TOTAL MARKET OB/XF VALUE		36,423
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		873,001
SOH/AGL Deduction		458,437
ASSESSED VALUE		414,564
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		364,564
TOTAL JUST VALUE		873,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		848,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140449	PERGOLA	1,380	03/06/2014
20131553	PAVERS	0	07/03/2013
20101265	GAS	980	08/03/2010
20101265	NEW CONSTR	0	08/03/2010
20101105	REPAIR/RRF	0	07/07/2010
20100952	H/AC	10,000	06/09/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1652/1371	12/09/2009	WD	Q	I	01	250,000
GRANTOR: WOODS & WATER INC						
GRANTEE: SOMOGYI LASZLO & BE						
1322/1081	6/06/2005	PR	Q	I		225,000
GRANTOR: WALDROP WILLIAM P/R F						
GRANTEE: WOODS & WATER INC						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W6 UCP=[YR=1993] W24 S15 BAS=[YR=2010] W4S9BAS=[YR=1993] W10S30E13 FOP=[YR=2010] S2 PTO=[YR=1993] S8 E18 N8 W18 $ E18 N4 W18 S2 $ N2 E18 S2 E13 N30 UST=[YR=1993] N12W6 S3 FST=[YR=2010] W6S9E6N9$ S9E6$ W34$ E22N9W18$ E24N15$ S12E6N12$ PTR=N10 FUS=[YR=2010] N33W12N8W11 S8 W21S33E44$ S10$ PTR=N10E15 FOP=[YR=2010] E11S2E22N2E11N11 FUS=[YR=2010] N22W12N8W11S8W21S22E44 $ W44S11$ W15S10$.

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	100	0	0	1,407.00	SF	6.50	6.50	100	1970	1970	3	21	1,921	
2	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	1973	1973	3	24	187	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	6,125.00	6,125.00	100	1970	1970	3	30.8	1,887	
4	0409	ELEVATOR R	0	100	0	0	1.00	UT	17,850.00	17,850.00	100	2010	2010	3	100	17,850	
5	0962	SKYLIGHT	0	100	0	0	1.00	UT	500.00	500.00	100	2010	2010	3	91	455	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	94	3,290	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2010	2010	3	45	2,250	
8	0940	SHEDS/PORT	0	100	8	7	56.00	SF	30.00	30.00	100	2012	2012	3	55	924	
9	0476	VF 6 SBPL	0	100	0	0	8.00	LF	32.00	32.00	100	2010	2010	3	78	200	
10	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	78	234	

TOTAL OB/XF 29,198

LAND DESCRIPTION

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	75.00	106.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 09/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS

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EX S6 FT OF 24
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BASE TAXABLE VALUE		364,564
TOTAL JUST VALUE		873,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		848,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100966	NEW CONSTR	4,000	06/09/2010
20100950	REMODEL	12,000	06/08/2010
20100729	ADDITION	150,000	04/07/2010
20100021	REMODEL	18,000	01/07/2010
20091730	REMODEL	3,000	12/21/2009
20091714	OTHER	0	12/17/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1652/1371	12/09/2009	WD	Q	I	01	250,000
GRANTOR: WOODS & WATER INC						
GRANTEE: SOMOGYI LASZLO & BE						
1322/1081	6/06/2005	PR	Q	I		225,000
GRANTOR: WALDROP WILLIAM P/R F						
GRANTEE: WOODS & WATER INC						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0855	CONC PAVER	0	100	50	11	550.00	SF	10.00	10.00	100	2013	2013	3	94	5,170	
12	0855	CONC PAVER	0	100	0	0	75.00	SF	10.00	10.00	100	2013	2013	3	94	705	
13	1076	TRELLIS A	0	100	10	24	240.00	SF	7.50	7.50	100	2014	2014	3	75	1,350	

LAND DESCRIPTION

TOTAL OB/XF 7,225

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

REVIEW DATE 09/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS