LOT 29
IN OR 2638/1752
SORENSENS OCEAN TERRACE UNR

GRANGER MARGARET A/GRANGER THOMAS LEO III
100 SHANGRI LA COURT
HUDDLEESTON, VA 24104

2024

00-00-31-1700-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

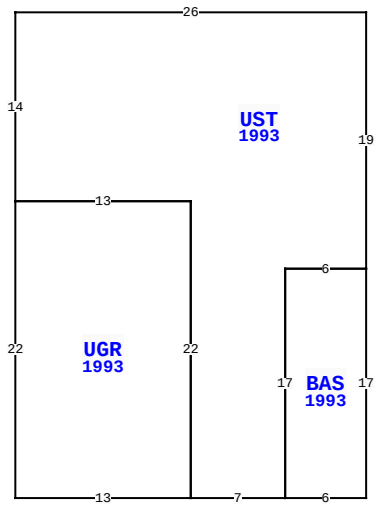
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1024.00	

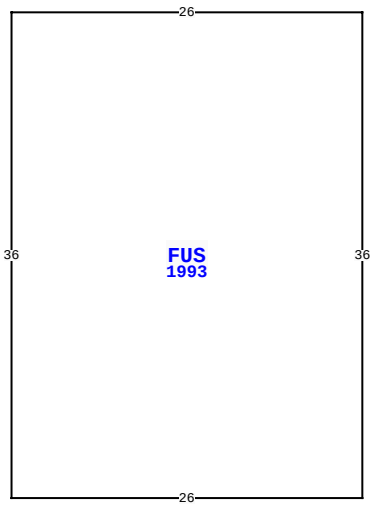
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	102	100	102	11,978
FUS	936	100	936	109,916
UGR	286	45	129	15,149
UST	548	45	247	29,006
TOTALS	1,872		1,414	166,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,414	114.4000	143.00	202,202	1980	1985	0	0	0	17.88	82.12

1 SNGL FAM – 0% - 0 Heated Area: 1038 HX Base Yr





840 ELLEN 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	166,048
TOTAL MARKET OB/XF VALUE	4,520
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	470,568
SOH/AGL Deduction	101,305
ASSESSED VALUE	369,263
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369,263
TOTAL JUST VALUE	470,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	463,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101399	REROOF W/30YR SHN	3,000	08/23/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2638/1752	5/05/2023	SW	U	I	16	62,500
GRANTOR: GRANGER MARIE						
GRANTEE: GRANGER MARGARET						
2074/1794	9/28/2016	FJ	U	I	11	100
GRANTOR: GRANGER JOHN J EST						
GRANTEE: GRANGER MARGARET A						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W26 S14 UGR=[YR=1993] S22 E13 N22 W13 $ E13 S22 E7 BAS=[YR=1993] E6 N17 W6 S17 $ N17 E6 N19 $ PTR= E15 FUS=[YR=1993] E26 S36 W26 N36$ 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	0810	CONCRETE A	0	0	0	0	756.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,597	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	49	1,715	
3	1241	WD DECK G	0	0	48	8	384.00	UT	14.95	14.95	100	1980	1980	3	20	1,148	
4	1241	WD DECK G	0	0	4	5	20.00	UT	14.95	14.95	100	1980	1980	3	20	60	

LAND DESCRIPTION

TOTAL OB/XF 4,520

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 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