LOT 34
IN OR 2419/311
SORENSENS OCEAN TERRACE UNR

COSGROVE GREGORY JAMES/JAMES KIM MARIE
PO BOX 16145
FERNANDINA BEACH, FL 32035

2024

00-00-31-1700-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

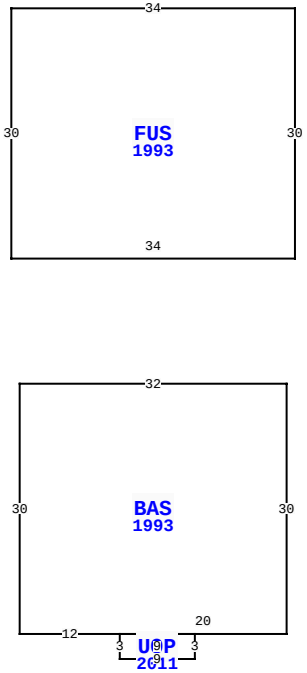
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	16	EPOXY STRP 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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
BAS	960	100	960	143,100
FUS	1,020	100	1,020	152,044
UOP	27	20	5	745
TOTALS	2,007		1,985	295,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,985	127.2040	159.00	315,615	1983	2010	0	0	0	6.25	93.75

1 SNGL FAM – 100% - 2021 Heated Area: 1980 HX Base Yr 2021



833 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		295,889
TOTAL MARKET OB/XF VALUE		18,939
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		614,828
SOH/AGL Deduction		177,492
ASSESSED VALUE		437,336
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		382,336
TOTAL JUST VALUE		614,828
NCON VALUE		14,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		587,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111171	GAS	395	07/19/2011
20110613	H/AC	6,000	04/25/2011
20110588	REMODEL	1,500	04/20/2011
20110578	REMODEL	1,150	04/19/2011
20110422	REMODEL	61,000	03/23/2011
20091518	REMODEL	150	11/04/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/0311	12/18/2020	WD	Q	I	01	499,000
GRANTOR: MATULICH CURTIS J & R						
GRANTEE: COSGROVE GREGORY JA						
2139/1838	8/11/2017	WD	Q	I	01	395,000
GRANTOR: LOMBARDO LEE T & KELL						
GRANTEE: MATULICH CURTIS J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S30 E12 UOP=[YR=2011] S3 E9 N3 W9 $ E20 N30 $ PTR= N15 E1 FUS=[YR=1993] N30 W34 S30 E34 $ W1 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	100	0	0	1,517.00	SF	6.50	6.50	100	1983	1983	3	41	4,043	
2	0810	CONCRETE A	0	100	6	26	156.00	SF	6.50	6.50	100	1983	1983	3	41	416	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1990	1990	3	20	480	
4	0855	CONC PAVER	0	100	0	0	1,400.00	SF	10.00	10.00	100	2024	2022		100	14,000	

LAND DESCRIPTION

TOTAL OB/XF 18,939

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	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