

LOT 36
IN OR 2346/1118
SORENSEN OCEAN TERRACE UNR

JONES THOMAS C
850 ROBERT HARDEMAN RD
WINTERVILLE, GA 30683

2024

00-00-31-1700-0036-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	828	100	828	114,410
BAS	828	100	828	114,410
PTO	264	5	13	1,796
TOTALS	1,920		1,669	230,616

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,669	124.7400	155.92	260,230	1983	2000	0	0	0	11.38	88.62
1 DUPLEX - 0% - 0												
Heated Area: 1656												
HX Base Yr												

837 ELLEN ST U&D, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1,388.00	SF	6.50	6.50	100	1982	1982	3	38	3,428				
536.00	SF	6.50	6.50	100	1993	1993	3	66	2,299				
339.00	UT	14.95	14.95	100	2003	2003	3	32	1,622				
252.00	UT	14.95	14.95	100	2003	2003	3	32	1,206				
89.00	SF	10.00	10.00	100	2003	2003	3	21	187				

LAND DESCRIPTION										TOTAL OB/XF								8,742	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VAL		
1	000800	C	MULTI-FAM	0	0006	R-2	60.00	100.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000.00		

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												PAGE 1 of 1
VALUATION BY												STANDARD
Tax Group: 2												Tax Dist:
BUILDING MARKET VALUE												230,616
TOTAL MARKET OB/XF VALUE												8,742
TOTAL LAND VALUE - MARKET												300,000
TOTAL MARKET VALUE												539,358
SOH/AGL Deduction												44,919
ASSESSED VALUE												494,439
TOTAL EXEMPTION VALUE												0
BASE TAXABLE VALUE												494,439
TOTAL JUST VALUE												539,358
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												530,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101098	H/AC	3,100	07/06/2010
20011384	ELECAL REPAIRS	0	06/15/2001
20011382	REROOF	1,800	06/15/2001
20011383	INTERIOR REPAIRS	20,000	06/15/2001
20011381	STOP WORK ORDER	0	06/14/2001
20011203	DECKS, STUCCO, VNL.	15,000	05/29/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2346/1118	3/12/2020	WD	Q	I	01	396,500			
GRANTOR: 837 ELLEN LLC									
GRANTEE: JONES THOMAS C									
2346/1116	3/12/2020	QC	U	I	11	100			
GRANTOR: SOMOGYI ELIZABETH & L									
GRANTEE: 837 ELLEN LLC									

BUILDING NOTES												

BUILDING DIMENSIONS												
APT=[YR=1993] W39 S28 E14 PTO=[YR=1993] E25 N12 W13 S3 W12 S9\$ N9 E12 N3 E13 N16\$ PTR=N15 BAS=[YR=1993] N28 E39 S16 W13 S3 W12 S9 W14\$ S15\$.												