

LOT 37
IN OR 2159/367
SORENSEN OCEAN TERRACE UNR

BORUM RICHARD LEE
839 ELLEN ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1700-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 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
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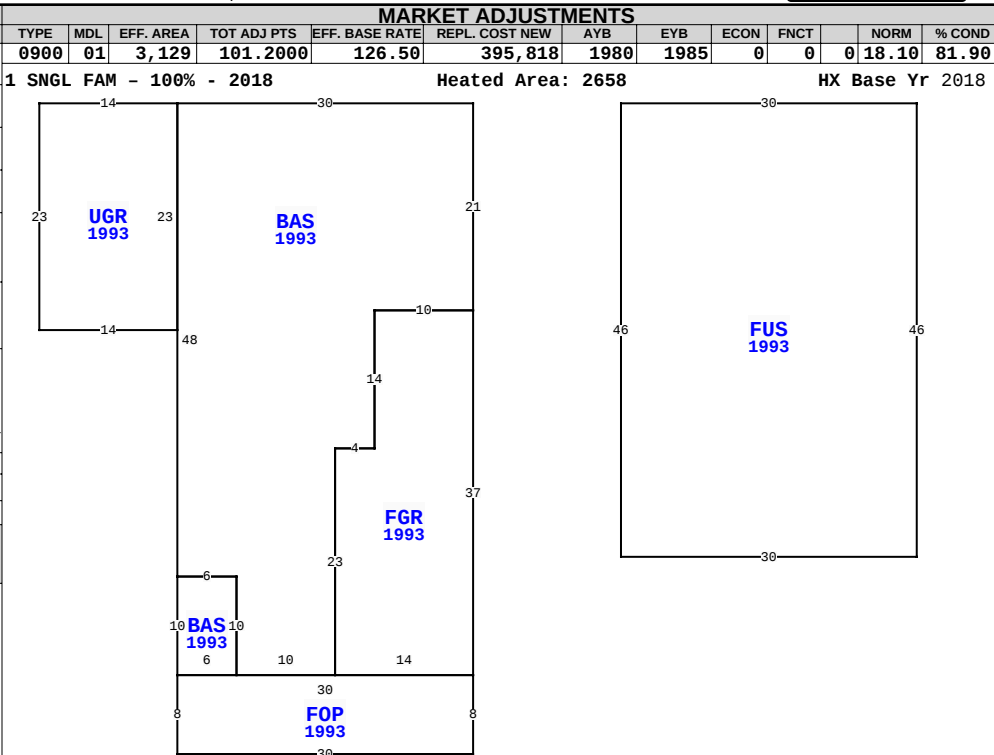
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60	100	60	6,216
BAS	1,218	100	1,218	126,189
FGR	462	55	254	26,315
FOP	240	30	72	7,459
FUS	1,380	100	1,380	142,973
UGR	322	45	145	15,023

TOTALS	3,682		3,129	324,175
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	43	20	860.00	SF	6.50	
2	0810	CONCRETE A	0 100	104	8	832.00	SF	6.50	
3	1241	WD DECK G	0 100	33	14	462.00	UT	15.53	
4	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-2	60.00	100.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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839 ELLEN ST, FERNANDINA BEACH

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

L N	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	43	20	860.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,817	
2	0810	CONCRETE A	0 100	104	8	832.00	SF	6.50	6.50	100	1985	1985	3	47	2,542	
3	1241	WD DECK G	0 100	33	14	462.00	UT	15.53	15.53	100	1985	1985	3	20	1,435	
4	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1993	1993	3	20	1,000	

TOTAL OB/XF													6,794	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
R-2	60.00	100.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	3			

Total Acres:	0.00	Total Land Value:	300,000	Market:	0	Agricultural:	0	Common:	300,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 2									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										324,175									
TOTAL LAND VALUE - MARKET										300,000									
TOTAL MARKET VALUE										630,969									
SOH/AGL Deduction										271,932									
ASSESSED VALUE										359,037									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										309,037									
TOTAL JUST VALUE										630,969									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										616,552									

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2159/0367	11/14/2017	TD	U	I	11	100	
GRANTOR: BORUM HOWARD & VIRGIN							
GRANTEE: BORUM RICHARD LEE							
0685/1200	7/28/1993	WD	U	I	01	100	
GRANTOR: BORUM HOWARD & V							
GRANTEE: BORUM H & V TRUSTEE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W30 UGR=[YR=1993] W14 S23 E14 N23 \$ S48									
BAS=[YR=1993] S10 FOP=[YR=1993] S8 E30 N8 FGR=[YR=1993]									
N37 W10 S14 W4 S23 E14 \$ W30 \$ E6 N10 W6 \$ E6 S10 E10 N23 E4									
N14 E10 N21 \$ PTR= E15 FUS=[YR=1993] E30 S46 W30 N46 \$ W15 \$									