

LOT 40
IN OR 1911/1874
SORENSEN OCEAN TERRACE UNR

HUMPHREY GARY D
845 ELLEN ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1700-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	04	REIN CONC 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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
BAS	511	100	511	71,832
BAS	240	100	240	33,737
HXB	319	100	319	44,842
HXB	1,334	100	1,334	187,520
HXG	446	55	245	34,440
HXY	276	15	41	5,763
TOTALS	3,126		2,690	378,134

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	6	43	258.00	SF	6.50	6.50	470
2	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	515
3	0810	CONCRETE A	0	100	40	18	720.00	SF	6.50	6.50	1,310
4	0810	CONCRETE A	0	100	32	7	224.00	SF	6.50	6.50	684
5	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	122
6	0858	SCULP CONC	0	100	0	0	2,500.00	SF	13.00	13.00	31,525
7	1241	WD DECK G	0	100	0	0	257.00	UT	23.00	23.00	2,128
8	0811	CONCRETE B	0	100	0	0	639.00	SF	5.20	5.20	3,256

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000800	C	MULTI-FAM	100	0006	R-2	77.00	100.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2700	01	2,690	130.3824	162.98	438,416	1977	1995	0	0	0	13.75	86.25	
1 DUPLEX - 72.08% - 2015 Heated Area: 2404 HX Base Yr 2015													

TOTAL OB/XF													
40,010													

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40,010													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		438,958	
TOTAL MARKET OB/XF VALUE		40,010	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		778,968	
SOH/AGL Deduction		358,262	
ASSESSED VALUE		420,706	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		370,706	
TOTAL JUST VALUE		778,968	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		764,378	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183934	NEW CONSTR	105,343	11/19/2018
20071245	DEMOLITION	150	07/06/2007
20062794	PATIO & DECKS	4,220	12/21/2006
20062795	XFOB	1,000	12/21/2006
19984634	REPAIR/RRF	950	12/10/1998
3001	XFOB	750	01/16/1985

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1911/1874	3/31/2014	WD U	I	I	11	100	
GRANTOR: WISEMAN ANN MARIE							
GRANTEE: HUMPHREY GARY D							
1909/1634	3/31/2014	WD Q	I	I	01	400,000	
GRANTOR: WISEMAN ANN MARIE							
GRANTEE: HUMPHREY GARY D							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W20 S12 BAS=[YR=1993] W24 S18 HXB=[YR=1993] S11 E29 HXG=[YR=1993] E15 N29 W16 S11 E1 S18\$ N11 W29\$ E29 N7 W1 N11 W4\$ E20N12\$ PTR=E15 HXB=[YR=1993] E46 S29 HXY=[YR=1993] S6 W46 N6 E46\$ W46 N29 \$ W15\$.											

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