LOT 41
IN OR 2550/920
SORENSENS OCEAN TERRACE UNR

FORBES JANIE REBECCA
2603 W 5TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1700-0041-0000

BUILDING CHARACTERISTICS

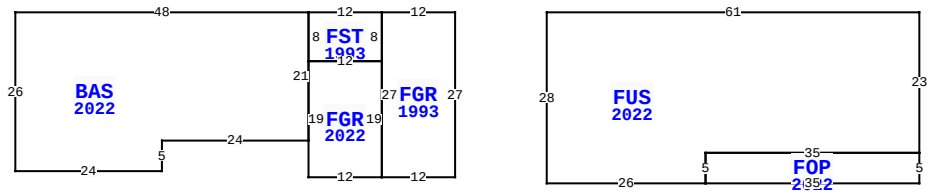
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 50
Exterior Wall	27	PREFIN MTL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	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	1,128	100	1,128	75,113
FGR	324	55	178	11,853
FGR	228	55	125	8,324
FOP	175	30	52	3,463
FST	96	55	53	3,529
FUS	1,533	100	1,533	102,082
TOTALS	3,484		3,069	204,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,069	99.8200	94.83	291,033	1972	1972	0	0	0	29.78	70.22

1 SINGLE FAM – 100% - 2023 Heated Area: 2661 HX Base Yr 2023



2603 W 5TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		204,363
TOTAL MARKET OB/XF VALUE		15,278
TOTAL LAND VALUE - MARKET		360,000
TOTAL MARKET VALUE		579,641
SOH/AGL Deduction		195,958
ASSESSED VALUE		383,683
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		333,683
TOTAL JUST VALUE		579,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		571,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053034	REPAIR DECK	1,000	11/17/2005
10412	XFOB	4,000	04/02/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2550/0920	3/28/2022	WD	Q	I	02	525,000
GRANTOR: MURRAY BARBARA G						
GRANTEE: FORBES JANIE REBECC						
1857/0641	5/03/2013	QC	U	I	11	100
GRANTOR: MURRAY JAMES F						
GRANTEE: MURRAY JAMES F & BA						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 FST=[YR=1993] W12 BAS=[YR=2022] W48 S26 E24 N5 E24 N21 $ S8 FGR=[YR=2022] S19 E12 N19 W12 $ E12 N8 $ S27 E12 N27 $ PTR= E15 FUS=[YR=2022] E61 S23 FOP=[YR=2022] S5 W35 N5 E35 $ W35 S5 W26 N28 $ 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	100	4	21	84.00	SF	6.50	6.50	100	1972	1972	3	23	126	
2	0810	CONCRETE A	0	100	52	3	156.00	SF	6.50	6.50	100	1972	1972	3	23	233	
3	1242	WD DECK A	0	100	22	16	352.00	SF	4.00	4.00	100	2005	2005	3	24	338	
4	0810	CONCRETE A	0	100	24	49	1,176.00	SF	6.50	6.50	100	1997	1997	3	73	5,580	
5	0810	CONCRETE A	0	100	11	38	418.00	SF	6.50	6.50	100	1997	1997	3	73	1,983	
6	0810	CONCRETE A	0	100	16	48	768.00	SF	6.50	6.50	100	1997	1997	3	73	3,644	
7	1241	WD DECK G	0	100	13	28	364.00	UT	11.50	11.50	100	2005	2005	3	40	1,674	
8	1241	WD DECK G	0	100	5	25	125.00	UT	11.50	11.50	100	2005	2005	3	40	575	
9	1242	WD DECK A	0	100	0	0	321.00	SF	10.00	10.00	100	2007	2007	3	31	995	
10	1242	WD DECK A	0	100	14	3	42.00	SF	10.00	10.00	100	2007	2007	3	31	130	

LAND DESCRIPTION

TOTAL OB/XF 15,278

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	100.00	100.00	1.00	LT		1.00	1.00	1.20	300,000.00	360,000.00	360,000							

REVIEW DATE 02/27/2023 BY TW Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 08/06/2024 BY SYS