LOT 42
IN OR 2448/454
SORENSENS OCEAN TERRACE UNR

MCCOY PATRICK & SUSAN IRREVOCABLE TRUST/MCNEIL BRE
834 LAURA ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1700-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

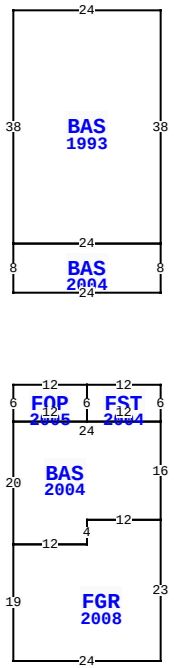
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
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	912	100	912	109,132
BAS	192	100	192	22,975
BAS	432	100	432	51,694
FGR	504	55	277	33,146
FOP	72	30	22	2,633
FST	72	55	40	4,786
TOTALS	2,184		1,875	224,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,875	108.7800	135.98	254,962	1993	1998	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 0 Heated Area: 1536 HX Base Yr



834 LAURA ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		224,367
TOTAL MARKET OB/XF VALUE		11,796
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		536,163
SOH/AGL Deduction		360,109
ASSESSED VALUE		176,054
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,054
TOTAL JUST VALUE		536,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122512	3 FENCE PANELS &	0	12/14/2012
20080367	DECK REPLACEMENT	400	03/10/2008
20060754	GARAGE DOOR REPLA	1,800	04/12/2006
20041272	8 WINDOWS REPLACE	2,000	07/12/2004
20021165	H/AC REPLACEMENT	3,000	07/09/2002
20021091	WOOD DECK	2,000	06/26/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/0454	3/23/2021	WD	U	I	11	100
GRANTOR: MCCOY PATRICK W & SUS						
GRANTEE: MCCOY PATRICK & SUS						
0578/0199	8/31/1989	WD	Q	V		19,500
GRANTOR: MCDANIEL EDWIN LEE						
GRANTEE: MCCOY PATRICK & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] N8 BAS=[YR=1993] N38 W24 S38 E24 $ W24 S8 E24 $ PTR= S15 FST=[YR=2004] S6 BAS=[YR=2004] S16 FGR=[YR=2008] S23 W24 N19 E12 N4 E12 $ W12 S4 W12 N20 E24 $ W12 FOP=[YR=2005] W12 N6 E12 S6 $ N6 E12 $ N15 $.

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	1,080.00	SF	6.50	6.50	100	1994	1994	3	68	4,774	
2	1241	WD DECK G	0	100	35	12	420.00	UT	23.00	23.00	100	2005	2005	3	40	3,864	
3	1241	WD DECK G	0	100	46	4	184.00	UT	23.00	23.00	100	2005	2005	3	40	1,693	
4	0810	CONCRETE A	0	100	0	0	262.00	SF	6.50	6.50	100	2005	2005	3	86	1,465	

LAND DESCRIPTION

TOTAL OB/XF 11,796

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS