LOT 46
IN OR 2129/1228
SORENSENS OCEAN TERRACE UNR

SOLECKI TERESA
842 LAURA ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1700-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

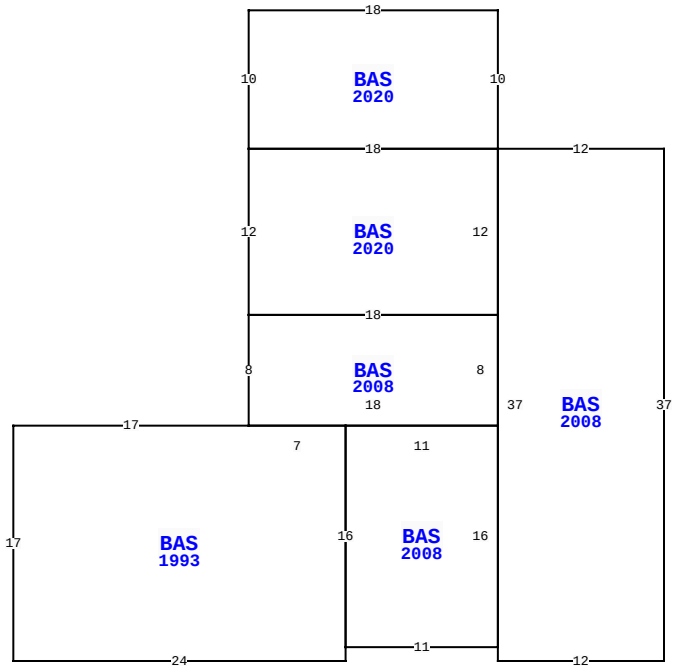
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	408	100	408	52,613
BAS	144	100	144	18,569
BAS	176	100	176	22,695
BAS	444	100	444	57,255
BAS	180	100	180	23,211
BAS	216	100	216	27,853
TOTALS	1,568		1,568	202,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,568	115.2600	144.08	225,917	1992	2002	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2019 Heated Area: 1568 HX Base Yr 2019



842 LAURA ST, FERNANDINA BEACH

BLD DATE	07/07/2009 RK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		202,196
TOTAL MARKET OB/XF VALUE		23,693
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		525,889
SOH/AGL Deduction		217,496
ASSESSED VALUE		308,393
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		258,393
TOTAL JUST VALUE		525,889
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200137	ADDITION	7,300	03/20/2020
20190429	ADDITION	0	07/09/2019
20072274	ELEC OTHER	3,000	12/21/2007
20072176	H/AC	4,560	12/06/2007
20072051	OTHER	1,800	11/06/2007
20071997	ADDITION	65,000	10/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2129/1228	6/13/2017	WD	Q	I	01	315,000
GRANTOR: WYNEN PHILIPPE V						
GRANTEE: SOLECKI TERESA						
1975/0563	4/17/2015	WD	Q	I	01	194,000
GRANTOR: JACKSON RITA						
GRANTEE: WYNEN PHILIPPE V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W12 BAS=[YR=2020] N10 W18 S10 BAS=[YR=2020] S12 BAS=[YR=2008] S8 BAS=[YR=1993] W17 S17 E24 N1 BAS=[YR=2008] E11 N16 W11 S16 $ N16 W7 $ E18 N8 W18 $ E18 N12 W18$ E18$ S37 E12 N37 $.

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	0855	CONC PAVER	0	100	0	0	428.00	SF	10.00	10.00	100	2019	2019	3	98	4,194	
2	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2019	2019	3	95	4,925	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570	
4	0855	CONC PAVER	0	100	0	0	1,429.00	SF	10.00	10.00	100	2019	2019	3	98	14,004	

LAND DESCRIPTION

TOTAL OB/XF 23,693

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 06/17/2020 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS