LOT 52 (EX S-1)
IN OR 1660/757
SORENSENS OCEAN TERRACE UNR

BURROWS GERALD LEE & RACHEL ZIVA
8306 GLENMAR ROAD
ELLIOT CITY, MD 21043

2024

00-00-31-1700-0052-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

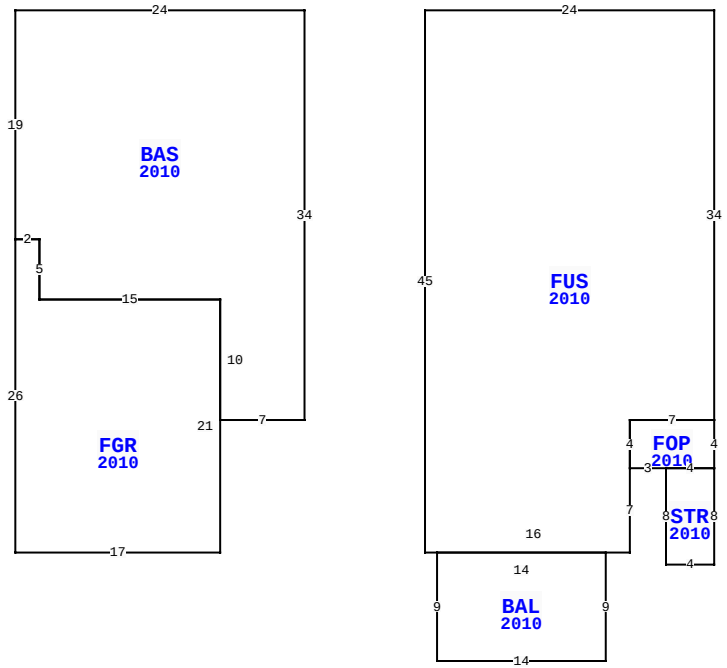
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	126	15	19	2,165
BAS	636	100	636	72,470
FGR	367	55	202	23,017
FOP	28	30	8	912
FUS	1,003	100	1,003	114,289
STR	32	10	3	342
TOTALS	2,192		1,871	213,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,871	127.5960	121.22	226,803	2010	2010	0	0	0	6.00	94.00

1 TOWNHOUSE - 0% - 0 Heated Area: 1639 HX Base Yr



837 LAURA ST B, 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	213,195
TOTAL MARKET OB/XF VALUE	15,249
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	453,444
SOH/AGL Deduction	69,223
ASSESSED VALUE	384,221
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	384,221
TOTAL JUST VALUE	453,444
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	455,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091000	LANDSCAPE WALL	1,500	07/27/2009
20090947	ELEC.FOR NC	2,855	07/21/2009
20090780	APRON FOR DRIVEWA	1,000	06/18/2009
20090754	NEW CONSTR	179,390	06/16/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1660/0757	1/26/2010	WD	Q	I	01	168,500
GRANTOR: STEVE HEAD LLC						
GRANTEE: BURROWS GERALD LEE						
1635/0825	5/04/2009	WD	U	V	11	100
GRANTOR: STEVE HEAD CONSTRUCTI						
GRANTEE: STEVE HEAD LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W24 S19 FGR=[YR=2010] S26E17 N21W15N5W2$ E2S5E15S10 E7N34$ PTR=E10 FUS=[YR=2010] S45 E1 BAL=[YR=2010] S9E14N9W14$ E16 N7 FOP=[YR=2010] E3 STR=[YR=2010] S8E4N8W4$ E4 N4W7S4$ N4E7N34W24$ W10$.

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	0920	CWALL-WD/M	0	0	0	0	67.00	LF	390.00	390.00	100	2010	2010	3	45	11,759	
2	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50	6.50	100	2010	2010	3	91	237	
3	0810	CONCRETE A	0	0	55	10	550.00	SF	6.50	6.50	100	2010	2010	3	91	3,253	

LAND DESCRIPTION

TOTAL OB/XF 15,249

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	0	0006	R-2	30.00	130.00	1.00	LT		1.00	1.00	0.75	300,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS