

LOT 53
IN OR 2258/1199
SORENSEN OCEAN TERRACE UNR

OLSEN VASUDEVA
839 LAURA ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1700-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	3	100
Bathrooms	2	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	540	100	540	68,943
FGR	468	55	257	32,812
FUS	1,008	100	1,008	128,694
TOTALS	2,016		1,805	230,449

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	62	25	1,550.00	SF	6.50	6.50	
2	1241	WD DECK G	0	100	0	0	572.00	UT	23.00	23.00	
3	1242	WD DECK A	0	100	0	0	95.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-2	60.00	130.00	1.00	LT	

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,805	118.6000	148.25	267,591	1981	1995	0	0	13.88	86.12
1 SNGL FAM - 100% - 2003 Heated Area: 1548 HX Base Yr 2003											
13 15 36 FGR 1993 36 15 36 28 36 FUS 1993 36 28											
839 LAURA ST, FERNANDINA BEACH											

339 LAURA ST, FERNANDINA BEACH				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1,550.00	SF	6.50	6.50	100	1981	1981	3	35	3,526		
572.00	UT	23.00	23.00	100	1990	1990	3	20	2,631		
95.00	SF	10.00	10.00	100	1991	1991	3	20	190		

TOTAL OB/XF											
6,347											

Total Acres: 0.00 Total Land Value: 390,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 2											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						230,449					
TOTAL MARKET OB/XF VALUE						6,347					
TOTAL LAND VALUE - MARKET						390,000					
TOTAL MARKET VALUE						626,796					
SOH/AGL Deduction						440,004					
ASSESSED VALUE						186,792					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						136,792					
TOTAL JUST VALUE						626,796					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						616,852					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051023	REPLACE WINDOWS	6,000	01/10/2005
20041114	REROOF	4,000	06/16/2004
6774	XF0B	2,900	10/14/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2258/1199	3/04/2019	QC	U	I	11	54,000	
GRANTOR: GOLDMAN LOUIS E JR &							
GRANTEE: OLSEN VASUDEVA							
1103/1430	12/30/2002	DG	U	I	01	33,400	
GRANTOR: GOLDMAN LOUIS E JR &							
GRANTEE: GOLDMAN LOUIS E JR							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W15 FGR=[YR=1993] W13 S36 E13 N36\$ S36 E15 N36\$ PTR=E15 FUS=[YR=1993] E28 S36 W28 N36\$ W15\$.											

Common: 390,000 PRINTED 08/06/2024 BY SYS