BLOCK B LOT 7 LESS N'LY 70'
OF LOT 7
IN OR 2498/285

SORENSON MARTHA H/MILLER LAURA A
1992 PALM DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-042B-000B-0072

BUILDING CHARACTERISTICS

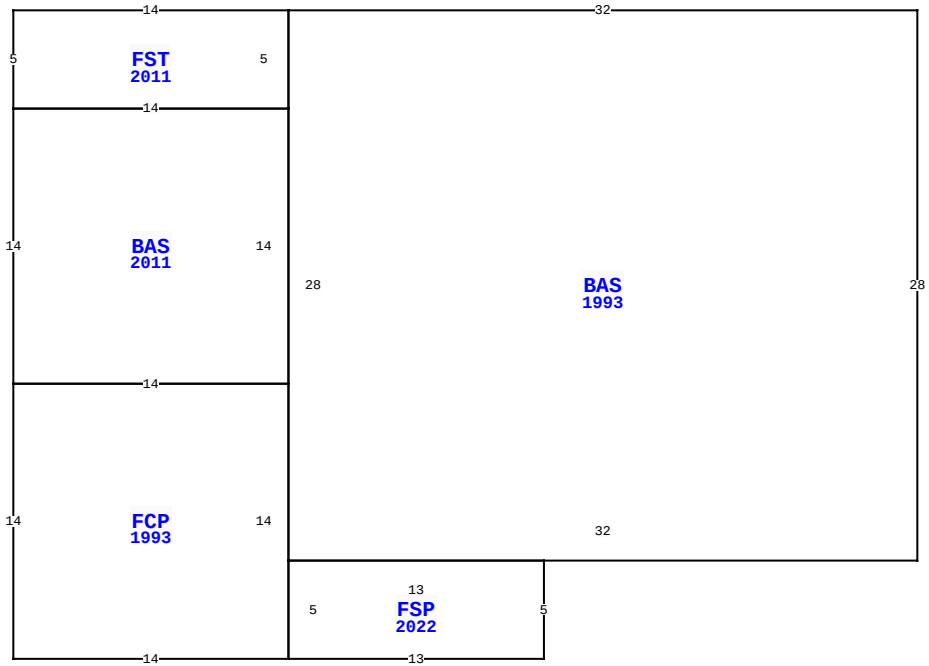
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	1993	896	108,411
BAS	196	100	2011	196	23,715
FCP	196	25	1993	49	5,929
FSP	65	40	2022	26	3,146
FST	70	55	2011	38	4,598
TOTALS	1,423			1,205	145,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,205	117.5116	155.12	186,920	1951	1965	0	0	0	22.00	78.00

1 SNGL FAM – 0% - 0 Heated Area: 1092 HX Base Yr



1992 PALM DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	145,798
TOTAL MARKET OB/XF VALUE	1,127
TOTAL LAND VALUE - MARKET	117,000
TOTAL MARKET VALUE	263,925
SOH/AGL Deduction	0
ASSESSED VALUE	263,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,925
TOTAL JUST VALUE	263,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970652	REPAIR/RRF	200	10/20/1997
9704225	REMODEL	3,800	08/01/1997
940651	H/AC	1,900	07/01/1994
B940206	REPAIR/RRF	1,000	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2498/0285	9/20/2021	WD	Q	I	01	265,000
GRANTOR: VINING JIMMY & MARSHA						
GRANTEE: SORENSON MARTHA H &						
1071/0019	7/25/2002	WD	U	I	07	100
GRANTOR: VINING JIMMY & MARSHA						
GRANTEE: VINING JIMMY & MARS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 FST=[YR=2011] W14 S5 BAS=[YR=2011] S14 FCP=[YR=1993] S14 E14 FSP=[YR=2022] E13 N5W13 S5 $ N14 W14 $ E14 N14 W14 $ E14 N5$ S28 E32 N28 $.

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	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1988	1988	3	20	600	
2	0810	CONCRETE A	0	0	0	0	366.00	SF	6.50	6.50	100	1951	1951	3	20	476	
3	0810	CONCRETE A	0	0	3	13	39.00	SF	6.50	6.50	100	1951	1951	3	20	51	

LAND DESCRIPTION

TOTAL OB/XF 1,127

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	RES	0		RSF-2	90.00	100.00	90.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	117,000							

REVIEW DATE 12/27/2022 BY TWA Total Acres: 0.00 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/30/2025 BY SYS