

LOT 7 L/E OR 1586/1047
SORENSEN OCEAN TERRACE
UNR

LARAMORE KENNETH & CECELIA L/E/
841 TARPON AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1700-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	16	WD FR STUC 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	07	SPECIAL 100
Stories	2.	2. 100
Units		0 100
Occupancy	0P	OWNER/PART 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	814	100	2004	814	100,188
HXB	1,454	100	1997	1,454	178,960
HXC	370	25	1997	92	11,324
HXP	188	30	1997	56	6,893
HXU	264	55	1997	145	17,847
TOTALS	3,090			2,561	315,212

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1241	WD DECK G	0	100	0	0	298.00	UT	23.00	23.00	
2	0810	CONCRETE A	0	100	63	21	1,323.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	
4	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000800	C	MULTI-FAMILY	100	0006	R-2	60.00	100.00	60.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,561	105.6000	139.39	356,978	1997	2000	0	0	0 11.70	88.30
1 DUPLEX - 68.23% - 1998 Heated Area: 2268 HX Base Yr 1998											
HXU 1997 HXC 1997 APT 2004 HXP 1997 HXB 1997											
841 TARPON AVE U&D, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/20/2024 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 2											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						315,212					
TOTAL MARKET OB/XF VALUE						9,467					
TOTAL LAND VALUE - MARKET						318,000					
TOTAL MARKET VALUE						642,679					
SOH/AGL Deduction						353,928					
ASSESSED VALUE						288,751					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						238,029					
TOTAL JUST VALUE						642,679					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						627,852					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151537	SCRNFOP	2,400	07/01/2015
20121077	VINYL FENCE	0	06/11/2012
20101830	H/AC	2,500	10/22/2010
20041758	RE-R00FW/30YR SHN	5,000	09/29/2004
20033995	PLUMBING IN-LAW A	3,000	10/13/2003
20033969	WIRING IN-LAW APT	4,000	10/10/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1586/1047	9/24/2008	WD	U	I	18	19,000	
GRANTOR: LARAMORE KENNETH GLAD							
GRANTEE: WEST KRISTY DAWN							
0766/0132	7/23/1996	WD	Q	V		30,900	
GRANTOR: SIMMONS JOHN M & CHER							
GRANTEE: LARAMORE KENNETH G							

BUILDING NOTES											
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BUILDING DIMENSIONS											
APT=[YR=2004] W22 HXC=[YR=1997] W10 HXU=[YR=1997] W12 S22 E12 N22 \$ S37 E10 N37 \$ S37 E22 N37 \$ PTR= E15 HXB=[YR=1997] E24 N2 E7 S2 E13 S37 W32 HXP=[YR=1997] N17 W4 S2 W8 S15 E12 \$ N17 W4 S2 W8 N22 \$ W15 \$.											