

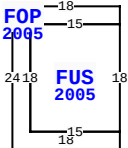
LOT 8
IN OR 1210/948
SORENSENS OCEAN TERRACE UNR

FILKOFF STEVEN & ARLENE
845 TARPON AV
FERNANDINA BEACH, FL 32034

2025

00-00-31-1700-0008-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		2																										
ELEMENT			CD			CONSTRUCTION			TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																									
Exterior Wall			10			ABOVE AVG 100			0900		01		3,493		125.9664		166.28		580,816		1996		2000		0		0		11.50		88.50		VALUATION BY					STANDARD																				
Roof Structur			08			IRREGULAR 100			1 SNGL FAM - 100% - 2004																				Heated Area: 2858										HX Base Yr 2004										Tax Group: 2					Tax Dist:				
Roof Cover			11			SLATE 100																							BUILDING MARKET VALUE					514,022																								
Interior Wall			05			DRYWALL 100																							TOTAL MARKET OB/XF VALUE					9,784																								
Interior Floo			11			CLAY TILE 80																							TOTAL LAND VALUE - MARKET					455,800																								
Interior Floo			14			CARPET 20																							TOTAL MARKET VALUE					979,606																								
Air Condition			03			CENTRAL 100																							SOH/AGL Deduction					514,632																								
Heating Type			04			AIR DUCTED 100			ASSESSED VALUE					464,974																																												
Bedrooms						4 100			TOTAL EXEMPTION VALUE					HX HB					50,722																																							
Bathrooms						3.5 100			BASE TAXABLE VALUE					414,252																																												
Frame			02			WOOD FRAME 100			TOTAL JUST VALUE					979,606																																												
Stories			2.			2. 100			NCON VALUE					0																																												
Units						0 100			INCOME VALUE																																																	
Occupancy			00			NONE 100			PREVIOUS YEAR MKT VALUE					955,306																																												
Quality			04			Quality Level 04																																																				
DOR CODE			0100			SINGLE 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																																																
BAL		234		15		1996		35		5,151																																																
BAL		165		15		2004		25		3,679																																																
BAS		672		100		1996		672		98,890																																																
BAS		270		100		2005		270		39,733																																																
DCK		12		10		2005		1		147																																																
FGR		480		55		1996		264		38,850																																																
FGR		375		55		2004		206		30,315																																																
FOP		162		30		2005		49		7,211																																																
FUS		1,166		100		1996		1,166		171,586																																																
FUS		210		100		2004		210		30,903																																																
TOTALS		4,604						3,493		514,022																																																
EXTRA FEATURES										845 TARPON AVE, FERNANDINA BEACH										BLD DATE										LGL DATE																												
																				XF DATE										LAND DATE																												
																				INC DATE										AG DATE																												
L N		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		0810		CONCRETE A		0		100		33		16		528.00		SF		6.50		6.50		100		1996		1996		3		70		2,402																										
2		0810		CONCRETE A		0		100		40		3		120.00		SF		6.50		6.50		100		1996		1996		3		70		546																										
3		0810		CONCRETE A		0		100		10		10		100.00		SF		6.50		6.50		100		1996		1996		3		70		455																										
4		0855		CONC PAVER		0		100		15		16		240.00		SF		10.00		10.00		100		1996		1996		3		70		1,680																										
5		0810		CONCRETE A		0		100		22		6		132.00		SF		6.50		6.50		100		1996		1996		3		70		601																										
6		0810		CONCRETE A		0		100		41		4		164.00		SF		6.50		6.50		100		2004		2004		3		83		885																										
7		0810		CONCRETE A		0		100		0		0		475.00		SF		6.50		6.50		100		2004		2004		3		83		2,563																										
8		0962		SKYLIGHT		0		100		0		0		2.00		UT		250.00		250.00		100		2004		2004		3		83		415																										
9		0810		CONCRETE A		0		100		4		4		16.00		SF		6.50		6.50		100		1996		1996		3		70		73																										
10		0810		CONCRETE A		0		100		6		5		30.00		SF		6.50		6.50		100		2005		2005		3		84		164																										
LAND DESCRIPTION										TOTAL OB/XF										9,784																																						
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT 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		100		0006		R-2		86.00		100.00		86.00		FF				1.00		1.00		1.00		5,300.00		5,300.00		455,800																								
																				</																																						