

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

SORENSEN MARTHA H
1992 PALM DR
FERNANDINA BEACH, FL 32034

2026

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
BAS	896	100
BAS	196	100
FCP	196	25
FSP	65	40
FST	70	55
TOTALS	1,423	

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	163.34	196,825	1951	1965	0	0	22.25	77.75	
1 SNGL FAM 0% - 0 Heated Area: 1092 HX Base Yr												
FST 2011 BAS 2011 FCP 1993 FSP 2022 BAS 1993												
TOTALS 1,423 1,205 153,031												

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					153,031				
TOTAL MARKET OB/XF VALUE					600				
TOTAL LAND VALUE - MARKET					180,000				
TOTAL MARKET VALUE					333,631				
SOH/AGL Deduction					43,314				
ASSESSED VALUE					290,317				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					290,317				
TOTAL JUST VALUE					333,631				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					263,925				

EXTRA FEATURES												
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
1	0940	SHEDS/PORT	0	0	10	10		30.00	100	1988	1988	3 20
TOTAL OB/XF 600												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND
1	000100	C	RES	0		RSF-2	90.00	100.00	90.00	FF		1.00
TOTAL OB/XF 600												
ADJ UNIT PRICE 2,000.00												
LAND VALUE 180,000												
OTHER ADJUSTMENTS AND NOTES												
YEAR DENSITY DECL FRZ YR CONSVR												