

LOT 22  
IN OR 2087/1956  
EGANS BLUFF #3 PB 5/243

GUILMETTE ROBERT & LINDA  
31 MERRILL RD  
CLINTON, CT 06413

2023

00-00-30-021C-0022-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 16 WD FR STUC 100 |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 90     |
| Interior Wall            | 08 DECORATIVE 10  |
| Interior Floo            | 14 CARPET 70      |
| Interior Floo            | 12 HARDWOOD 30    |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 4 100             |
| Bathrooms                | 3.5 100           |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 2. 2. 100         |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

|          |                     |
|----------|---------------------|
| Quality  | 06 Quality Level 06 |
| DOR CODE | 0100 SINGLE FAMILY  |

|         |          |    |
|---------|----------|----|
| MAP NUM | MKT AREA | 02 |
|---------|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 2031.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 763              | 100         | 763          | 94,479               |
| BAS       | 1,769            | 100         | 1,769        | 219,046              |
| DC        | 386              | 10          | 39           | 4,829                |
| FGR       | 513              | 55          | 282          | 34,918               |
| SFB       | 288              | 80          | 230          | 28,479               |
| UOP       | 32               | 20          | 6            | 743                  |

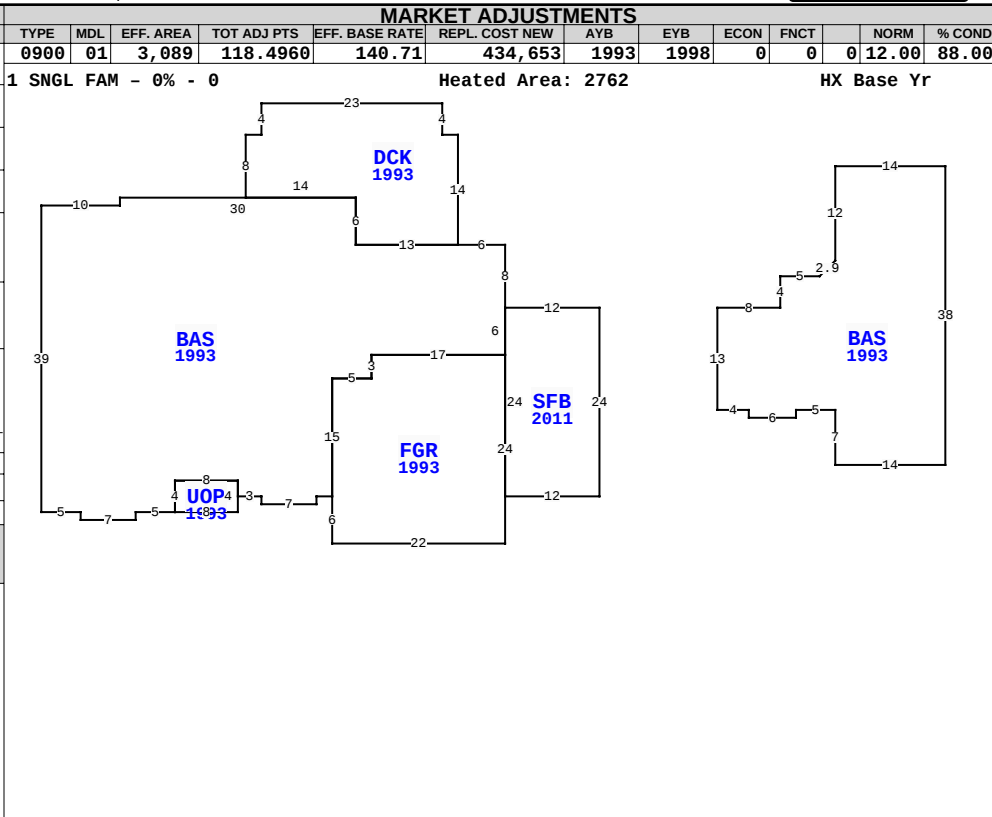
|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 3,751 | 3,089 | 382,495 |
|--------|-------|-------|---------|

|                |  |
|----------------|--|
| 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 | OB/XF MKT VALUE | NOTES |
|-----|------------|-------------|---------|---|----|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0504       | FP-ELECTRI  | 0       | 0 | 0  | 1.00   | UT | 2,000.00 | 2,000.00       | 100       | 1993    | 1993        | 3 | 76     | 1,520           |       |
| 2   | 0811       | CONCRETE B  | 0       | 0 | 44 | 836.00 | SF | 5.20     | 5.20           | 100       | 1993    | 1993        | 3 | 68     | 2,956           |       |
| 3   | 0810       | CONCRETE A  | 0       | 0 | 0  | 169.00 | SF | 6.50     | 6.50           | 100       | 1993    | 1993        | 3 | 68     | 747             |       |
| 4   | 0810       | CONCRETE A  | 0       | 0 | 51 | 459.00 | SF | 6.50     | 6.50           | 100       | 1993    | 1993        | 3 | 68     | 2,029           |       |
| 5   | 0940       | SHEDS/PORT  | 0       | 0 | 6  | 42.00  | SF | 30.00    | 30.00          | 100       | 2000    | 2000        | 3 | 20     | 252             |       |

| LAND DESCRIPTION |          |     |                      |     |     |
|------------------|----------|-----|----------------------|-----|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D |
| 1                | 000100   | C   | SFR                  | 0   |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |
|                  |          |     |                      |     |     |

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 08/02/2023 BY SYS



|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

|                                         |
|-----------------------------------------|
| 2828 E PARK SQUARE PL, FERNANDINA BEACH |
|-----------------------------------------|

| NASSAU COUNTY PROPERTY    |              | PAGE 1 of 1 | 8       |
|---------------------------|--------------|-------------|---------|
| VALUATION SUMMARY         |              | STANDARD    |         |
| VALUATION BY              | Tax Group: 8 | Tax Dist:   |         |
| BUILDING MARKET VALUE     |              |             | 382,495 |
| TOTAL MARKET OB/XF VALUE  |              |             | 7,504   |
| TOTAL LAND VALUE - MARKET |              |             | 270,000 |
| TOTAL MARKET VALUE        |              |             | 659,999 |
| SOH/AGL Deduction         |              |             | 99,138  |
| ASSESSED VALUE            |              |             | 560,861 |
| TOTAL EXEMPTION VALUE     |              |             | 0       |
| BASE TAXABLE VALUE        |              |             | 560,861 |
| TOTAL JUST VALUE          |              |             | 659,999 |
| NCON VALUE                |              |             | 0       |
| INCOME VALUE              |              |             |         |
| PREVIOUS YEAR MKT VALUE   |              |             | 630,929 |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| R1213182   | ROOF        | 12,000  | 10/01/2012 |
| 20121734   | FRTDR       | 1,200   | 08/22/2012 |
| B340       | NEW CONSTR  | 109,824 | 07/01/1993 |

| SALES DATA                     |            |              |        |        |           |               |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2087/1956                      | 12/08/2016 | WD           | Q      | I      | 01        | 475,500       |
| GRANTOR: NEWMAN LEWIS S & AUDR |            |              |        |        |           |               |
| GRANTEE: GUILMETTE ROBERT &    |            |              |        |        |           |               |
| 0933/1135                      | 5/24/2000  | WD           | U      | I      |           | 317,000       |
| GRANTOR: TODD TOM R JR & JENNI |            |              |        |        |           |               |
| GRANTEE: NEWMAN LEWIS S & AU   |            |              |        |        |           |               |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                            |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| SFB=[YR=2011] W12 BAS=[YR=1993] N8 W6 DCK=[YR=1993] N14 W2 N4 W23 S4 W2 S8 E14 S6 E13\$ W13 N6 W30 S1 W10 S39 E5 S1 E7 N1 E5 UOP=[YR=1993] E8 N4 W8 S4\$ N4 E8 S2 E3 S1 E7 N1 E2 FGR=[YR=1993] S6 E22 N24 W17 S3 W5 S15\$ N15 E5 N3E17 N6\$ S24 E12 N24\$ PTR= E15 BAS=[YR=1993] E8 N4 E5 U2 R2 N12 E14 S38 W14 N7 W5 S1 W6 N1 W4 N13\$ W15\$. |  |