

TRACT A & PT TRACTS Q & R OF
GORDIE SUB UNR & LOTS 1, 2 & 3
OF HERON POINTE PBK 7/216

MURRAY ANDREW & LESLIE
176 HAZEL PLAIN ROAD
WOODBURY, CT 06798

2023

00-00-30-0265-000A-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	04 PLYWOOD 20
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	02 WOOD FRAME 100
Frame	2. 100
Stories	0 100
Units	05 DIST 1A 100
BUD8 Adjustme	00 NONE 100
Occupancy	

Quality 04 Quality Level 04
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 03

NEIGHBORHOOD/LOC 3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	30	15	4	410
BAL	330	15	50	5,121
BAS	1,528	100	1,528	156,479
FGR	552	55	304	31,132
FOP	21	30	6	614
FOP	372	30	112	11,470
FUS	1,688	100	1,688	172,863
STP	42	10	4	410
STR	121	10	12	1,229
UCP	320	20	64	6,554
TOTALS	5,652		4,128	422,738

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	0812	CONCRETE C	0	0	0	0		1,881.00	SF 4.00	100	1984	1984	3	47	3,536	
3	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	100	1980	1980	3	49	1,715	
5	0462	ST/AL FNC	0	0	0	0		1,080.00	SF 10.00	100	2002	2002	3	32	3,456	

** This building has 11 Sub-Areas

1231 MARIAN DR, FERNANDINA BEACH

BLD DATE	05/13/2010	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF																8,707
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LAND DESCRIPTION	
L N	USE CODE
1	000132
2	000000

CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
C	SFR RIVER	0		RS-1	220.00	280.00	220.00	FF		1.00	1.00	0.50	7,000.00	3,500.00	770,000							
C	VAC RES	0		RS-1	0.00	0.00	3.00	LT		1.00	1.00	0.50	250,000.00	125,000.00	375,000							

REVIEW DATE 04/09/2020 BY DJA Total Acres: 0.00 Total Land Value: 1,145,000 Market: 0 Agricultural: 0 Common: 1,145,000 PRINTED 08/02/2023 BY SYS

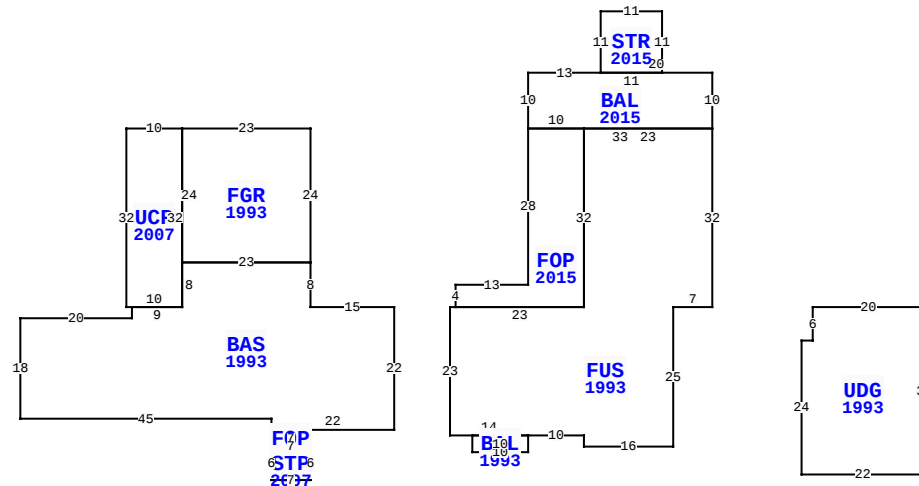
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,128	99.6996	118.39	488,714	1976	1995	0	0	13.50	86.50

1 SNGL FAM - 0% - 0

Heated Area: 3216

HX Base Yr



NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	8
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	422,738		
TOTAL MARKET OB/XF VALUE	8,707		
TOTAL LAND VALUE - MARKET	1,145,000		
TOTAL MARKET VALUE	1,576,445		
SOH/AGL Deduction	15,937		
ASSESSED VALUE	1,560,508		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,560,508		
TOTAL JUST VALUE	1,576,445		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,472,158		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1317074	NEW CONSTR	0	12/01/2013
M1217637	H/AC	0	10/01/2012
B1226445	PAINT, DW	30,000	09/03/2012
B25318	ADDITION	99,999	11/01/2011
B24917	REPAIR/RRF	30,000	07/01/2011
0409	CHNGE SRVC	800	08/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1744/0800	4/26/2011	WD	U	I	11
GRANTOR: AURORA LOAN SERVICES					
GRANTEE: MURRAY ANDREW & LES					
1724/0778	1/27/2010	QC	U	I	11
GRANTOR: BRADSTOCK-JONES DIANE					
GRANTEE: MULLIN MICHAEL S					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W15 N8 FGR=[YR=1993] N24 W23 UCP=[YR=2007] W10 S32 E10 N32\$ S24 E23\$ W23 S8 W9 S2 W20 S18 E45 S2 FOP=[YR=2007] S3 STP=[YR=2007] S6 E7 N6 W7\$ E7 N3 W7\$ E22 N22\$ PTR= E10 FUS=[YR=1993] E1 FOP=[YR=2015] N4 E13 N28 BAL=[YR=2015] N10 E13 STR=[YR=2015] N11 E11 S11 W11\$ E20 S10 W33\$ E10 S32 W23\$E23 N32 E23 S32W7 S25 W16 N2 W10 BAL=[YR=1993] S3 W10 N3 E10\$ W14 N23\$ W10\$ PTR= E75 UDG=[YR=1993] E20 S30 W22 N24 E2 N6\$ W75\$.	