

LOT 38
IN OR 1800/225
PDSTRIAN ESMT PT OR 1179/1730

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61 BITTERSWEET DR
GALES FERRY, CT 06335

2023

00-00-30-0315-0038-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8															
Exterior Wall	10	ABOVE AVG 100	0900	01	2,157	109.6620	130.22	280,885	2005	2005	0	0	0	8.00	92.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2014													Heated Area: 1850														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2014														
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 70																												
Interior Floo	11	CLAY TILE 30																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		2 100																												
Frame	02	WOOD FRAME 100																												
Stories	1.	1. 100																												
Units		0 100																												
Occupancy	00	NONE 100																												
Quality			03	Quality Level 03																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM				MKT AREA			02																							
NEIGHBORHOOD/LOC			2027.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,850	100	1,850	221,634																										
FGR	460	55	253	30,310																										
FOP	77	30	23	2,755																										
STP	12	10	1	120																										
UOP	150	20	30	3,594																										
TOTALS			2,549	2,157			258,414																							
EXTRA FEATURES			96035 MONTEGO BAY, FERNANDINA BEACH																											
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150															
2	0811	CONCRETE B	0 100	0	0	638.00	SF	5.20	5.20	100	2005	2005	3	87	2,886															
3	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	2005	2005	3	87	339															
LAND DESCRIPTION																	TOTAL OB/XF 6,375													
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	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000													
REVIEW DATE 10/26/2017 BY DJX Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 08/02/2023 BY SYS																														