

LOT 46
DUNES OF AMELIA PHASE 1
PBK 8/88

MADERSKY THOMAS RICHARD & LEE ANNE
59 MASHAUG RD
UNION, CT 06076

2023

00-00-30-044D-0046-0000



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 2																												
Exterior Wall	10	ABOVE AVG 100	0900	01	2,223	132.7606	157.65	350,456	2018	2018	0	0	0	1.50	98.50	VALUATION BY STANDARD																												
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2019														Heated Area: 1925														HX Base Yr 2019													
Roof Cover	03	COMP SHNGL 100																																										
Interior Wall	05	DRYWALL 100																																										
Interior Floor	11	CLAY TILE 60																																										
Interior Floor	14	CARPET 40																																										
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			06	Quality Level 06																																								
DOR CODE			0100	SINGLE FAMILY																																								
MAP NUM				MKT AREA			01																																					
NEIGHBORHOOD/LOC			2121.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	1,925	100	1,925	298,924																																								
FGR	460	55	253	39,287																																								
FOP	54	30	16	2,484																																								
FOP	96	30	29	4,503																																								
TOTALS			2,535		2,223	345,199																																						
EXTRA FEATURES			425 SARGASSO ST, 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	0855	CONC PAVER	0	100	0	0	652.00	SF	7.00	7.00	100	2018	2018	3	98	4,473																												
2	0855	CONC PAVER	0	100	0	0	69.00	SF	7.00	7.00	100	2018	2018	3	98	473																												
3	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00	32.00	100	2018	2018	3	95	2,006																												
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570																												
LAND DESCRIPTION			TOTAL OB/XF 7,522																																									
L N	USE CODE	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																				
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000																											
REVIEW DATE 03/14/2018 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																																												