LOT 7
OCEAN WALK PB 5/373

NOWAK MARY BETH & THOMAS
902 HEATHER LN
ALTAMONT, NY 12009

2023

00-00-30-155W-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

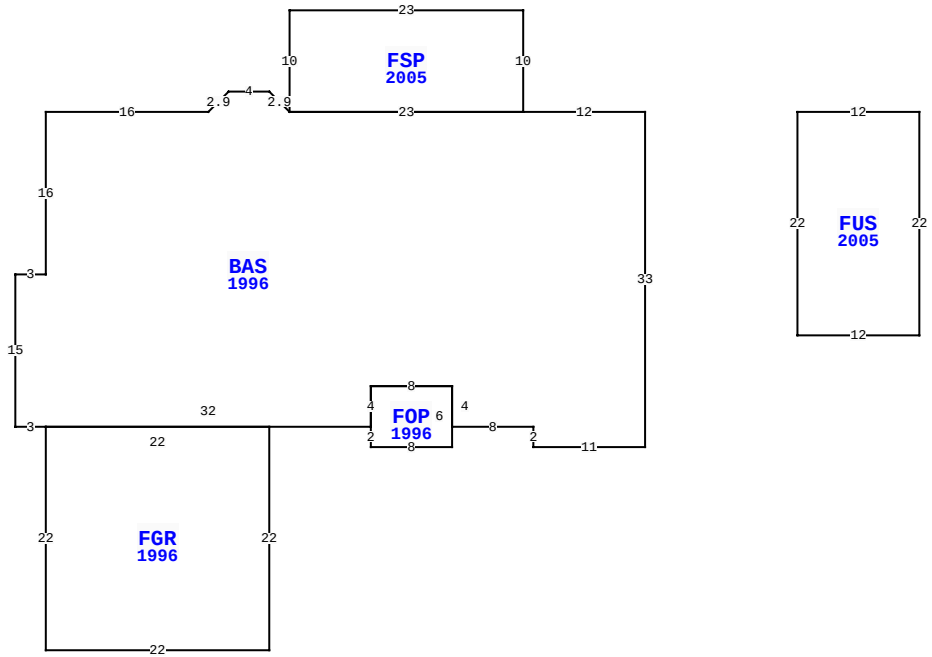
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,876	100	1,876	277,064
FGR	484	55	266	39,285
FOP	48	30	14	2,067
FSP	230	40	92	13,587
FUS	264	100	264	38,990
TOTALS	2,902		2,512	370,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,512	140.5325	166.88	419,203	1996	1999	0	0	0	11.50	88.50

1 SNGL FAM – 0% - 0 Heated Area: 2140 HX Base Yr



4925 SPANISH OAKS CIR, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	370,995
TOTAL MARKET OB/XF VALUE	7,030
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	628,025
SOH/AGL Deduction	27,422
ASSESSED VALUE	600,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	600,603
TOTAL JUST VALUE	628,025
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	546,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310715	REPAIR/RRF	700	01/01/2003
B962506	NEW CONSTR	91,700	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2445/0490	3/18/2021	WD	Q	I	01	652,000
GRANTOR: COCHRAN KIM & WAYNE B						
GRANTEE: NOWAK MARY BETH & T						
2400/1058	9/25/2020	WD	Q	I	01	525,000
GRANTOR: GRONKA EDWARD S & SUS						
GRANTEE: COCHRAN KIM & WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W12 FSP=[YR=2005] N10 W23 S10 E23 $ W23 U2 L2 W4 D2 L2 W16 S16W3 S15 E3 FGR=[YR=1996] S22 E22 N22 W22 $ E32 FOP=[YR=1996] S2 E8 N6 W8 S4 $ N4 E8 S4 E8 S2 E11 N33 $ PTR= E15 FUS=[YR=2005] E12 S22 W12 N22 $ W15 $.

EXTRA FEATURES

LN	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	0812	CONCRETE C	0	0	0	0	1,301.00	SF	4.00	4.00	100	1996	1996	3	73	3,799	
3	0810	CONCRETE A	0	0	0	0	53.00	SF	6.50	6.50	100	1996	1996	3	73	251	
4	0825	BRICK	0	0	5	3	15.00	SF	12.50	12.50	100	2003	2003	3	96	180	

LAND DESCRIPTION

TOTAL OB/XF 7,030

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 04/14/2020 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS