LOT 82
ISLE DE MAI AT AMELIA PB 7/12

HOROWITZ IAN M
90 DUNNEMAN AVE
KINGSTON, NY 12401

2023

00-00-31-087I-0082-0000

BUILDING CHARACTERISTICS

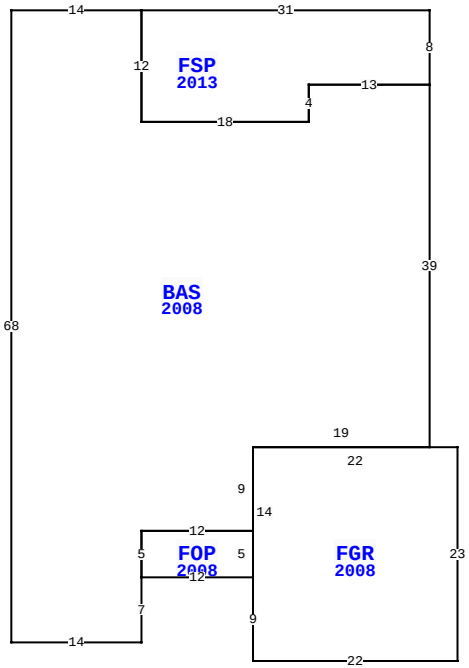
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1079.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,197	100	2,197	340,971
FGR	506	55	278	43,145
FOP	60	30	18	2,794
FSP	320	40	128	19,866
TOTALS	3,083		2,621	406,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,621	106.4640	166.88	437,392	2008	2008	0	0	0	7.00	93.00

1 SFR CUST – 0% - 0 Heated Area: 2197 HX Base Yr



551 PATRIOTS WAY, FERNANDINA BEACH

BLD DATE	07/11/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	406,775
TOTAL MARKET OB/XF VALUE	6,640
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	553,415
SOH/AGL Deduction	118,836
ASSESSED VALUE	434,579
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	434,579
TOTAL JUST VALUE	553,415
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	506,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080561	H/AC	5,800	04/09/2008
20080336	ELEC OTHER	2,000	03/05/2008
20080243	OTHER	6,080	02/19/2008
20080053	NEW CONSTR	250,000	01/15/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2373/1240	5/26/2020	WD	U	I	11	100
GRANTOR: FRANIAN REALTY LLC						
GRANTEE: HOROWITZ IAN M						
1785/1229	2/14/2012	QC	U	I	11	100
GRANTOR: HOROWITZ FRANCES T						
GRANTEE: FRANIAN REALTY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W31 BAS=[YR=2008] W14 S68 E14 N7
FOP=[YR=2008] E12 FGR=[YR=2008] S9 E22 N23 W22 S14$ N5 W12 S5$ N5 E12 N9 E19 N39 W13 S4 W18 N12$ S12 E18 N4 E13 N8$.

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	0855	CONC PAVER	0	0	21	4	84.00	SF	10.00	10.00	100	2008	2008	3	90	756	
2	0855	CONC PAVER	0	0	0	0	581.00	SF	10.00	10.00	100	2008	2008	3	90	5,229	
3	0855	CONC PAVER	0	0	0	0	72.00	SF	10.00	10.00	100	2009	2009	3	91	655	

LAND DESCRIPTION

TOTAL OB/XF 6,640

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	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 01/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS