BLOCK G LOT W1/2 OF 2
IN OR 1949/41
ATLANTIC HIGHLANDS SUB

ANTINORI JOHN
68 HILLSIDE DR
MARLBORO, NY 12542

2023

00-00-31-1060-000G-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

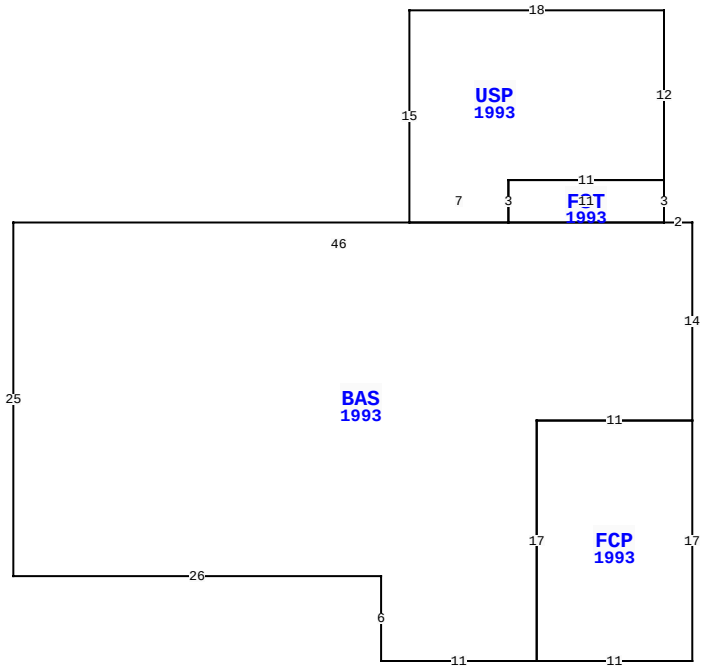
Quality	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,145	100	1,145	73,124
FCP	187	25	47	3,002
FST	33	55	18	1,150
USP	237	30	71	4,534
TOTALS	1,602		1,281	81,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,281	117.9360	106.44	136,350	1962	1962	0	0	0	40.00	60.00

1 SINGLE FAM – 0% - 0 Heated Area: 1145 HX Base Yr



108 N 19TH ST, FERNANDINA BEACH

BLD DATE	07/22/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	81,810
TOTAL MARKET OB/XF VALUE	3,218
TOTAL LAND VALUE - MARKET	233,750
TOTAL MARKET VALUE	318,778
SOH/AGL Deduction	126,811
ASSESSED VALUE	191,967
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,967
TOTAL JUST VALUE	318,778
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052295	REPAIR/RRF	1,000	07/25/2005
20033578	ELEC OTHER	1,000	07/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1949/0041	11/21/2014	WD	U	I	37	84,000
GRANTOR: PERKINS JAMES H & DON						
GRANTEE: ANTINORI JOHN						
0348/0104	11/01/1981	WD	Q	I		49,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FST=[YR=1993] N3 USP=[YR=1993] N12 W18 S15 E7 N3 E11 $ W11 S3 E11$ W46 S25 E26 S6 E11 FCP=[YR=1993] E11 N17 W11S17$ N17 E11 N14$.

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	0810	CONCRETE A	0	0	0	0	440.00	SF	6.50	6.50	100	1980	1980	3	35	1,001	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
3	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	1990	1990	3	20	257	

LAND DESCRIPTION

TOTAL OB/XF 3,218

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	0006	R-1	75.00	137.00	1.00	LT		1.00	1.00	0.85	275,000.00	233,750.00	233,750							

REVIEW DATE 08/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 233,750 Market: 0 Agricultural: 0 Common: 233,750 PRINTED 08/02/2023 BY SYS