PT OF LOT 14 IN OR 2553/391
(EX E 6.3FT)
CITRONA S/D U/R

DELLASPERANZO DAVID & FRAN/LOTITO MICHAEL & MICHEL
14 BARNES ST
PATCHOGUE, NY 11772

2023

00-00-31-1180-0014-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CITRONA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	182,880
TOTAL MARKET VALUE	182,880
SOH/AGL Deduction	0
ASSESSED VALUE	182,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,880
TOTAL JUST VALUE	182,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/0391	4/04/2022	WD	Q	V	02	190,000
GRANTOR: CONNORS RYAN D & KATH						
GRANTEE: DELLASPERANZO DAVID						
2454/0468	2/01/2021	QC	U	V	11	100
GRANTOR: PRIEST JOE F JR						
GRANTEE: CONNORS RYAN DONALD						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0			127.00	100.00	127.00	FF		1.00	1.00	0.72	2,000.00	1,440.00	182,880							

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 182,880 Market: 0 Agricultural: 0 Common: 182,880 PRINTED 08/02/2023 BY SYS