

LOT 5 SECT 2
IN OR 1762/1862
FERREIRA REPLAT OF FDNA BEACH

KLEINBACH ANNE M/STEFANIAK RICHARD D
8788 HAVEN LANE
BATAVIA, NY 14020

2023

00-00-31-126B-0005-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	23 REINF CONC 60
Exterior Wall	17 CB STUCCO 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 80
Interior Floor	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0800 MULTI-FAMILY

MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	816	100	816	107,450
HXB	816	100	816	107,450
HXO	72	5	4	527
HXU	125	55	69	9,086
HXY	440	15	66	8,690
UOP	453	20	91	11,983

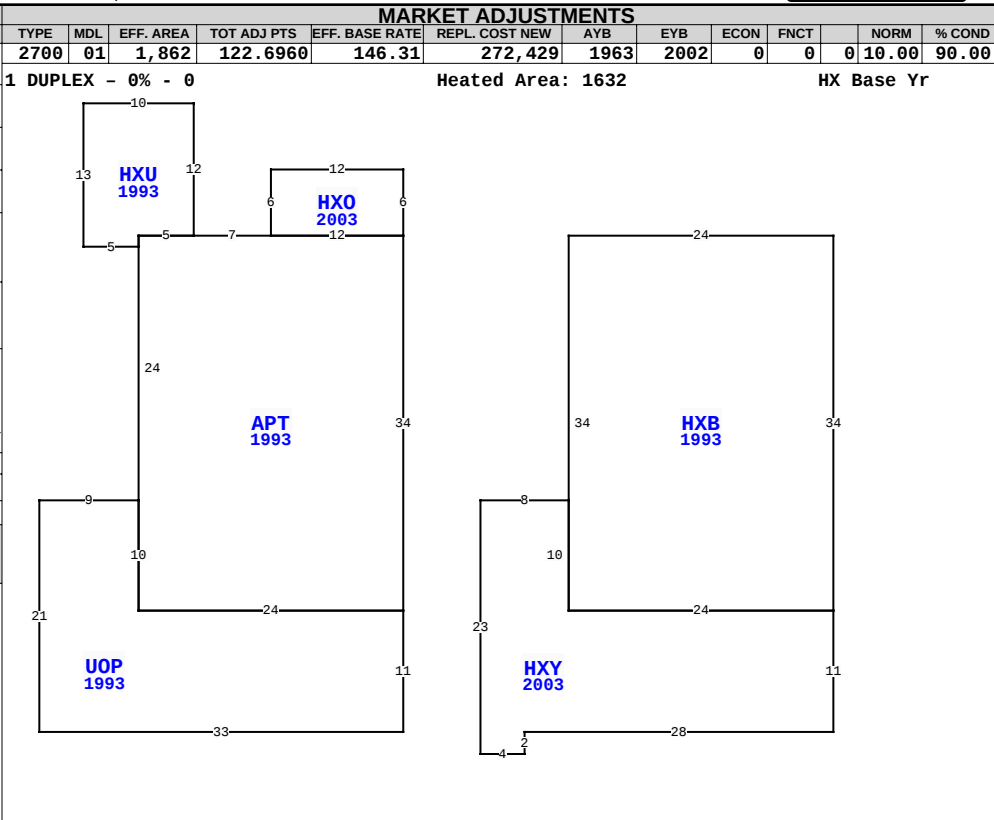
TOTALS	2,722	1,862	245,186
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	23	12			276.00	SF	6.50				359	
2	0810	CONCRETE A	0	0	48	36			1,728.00	SF	6.50				9,660	
4	0940	SHEDS/PORT	0	0	8	8			64.00	SF	30.00				1,056	

LAND DESCRIPTION		TOTAL OB/XF 11,075																	
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
1	000800	C	MULTI-FAM	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000		

REVIEW DATE	08/14/2017	BY	DJX
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937 N FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			245,186
TOTAL MARKET OB/XF VALUE			11,075
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			506,261
SOH/AGL Deduction			69,931
ASSESSED VALUE			436,330
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			436,330
TOTAL JUST VALUE			506,261
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			469,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111910	H/AC	3,000	10/21/2011
2003360	XFOB	2,000	06/26/2003
20033100	XFOB	2,000	05/15/2003
20021634	CHNGE SRVC	1,000	09/20/2002
20021318	REMODEL	1,000	08/01/2002
20021319	REMODEL	10,000	08/01/2002

SALES DATA	
OFF RECORD Number	DATE
1762/1862	10/06/2011
GRANTOR: HSBC BANK USA N A TRU	
GRANTEE: KLEINBACH ANNE M &	
1711/1618	11/29/2010
GRANTOR: CLERK OF COURT	
GRANTEE: HSBC BANK USA N A T	

TYPE INST	Q U	V I	RSN CD	SALE PRICE
WD	U	I	11	175,000

BUILDING NOTES	

BUILDING DIMENSIONS	
HXO=[YR=2003] W12S6 APT=[YR=1993] W7 HXU=[YR=1993] N12 W10 S13 E5 N1 E5\$ W5S24 UOP=[YR=1993] W9S21E33N11W24 N10\$S10E24N34W12\$ E12N6 \$ PTR= E15S6 HXB=[YR=1993] E24 S34 HXY=[YR=2003] S11W28S2W4N23E8 S10E24 \$ W24 N34 \$ W15N6\$.	