LOT 177
IN OR 1894/140
FOREST HILLS 4 PB 4/61

LAREDO ANDREW F & MARIANNE
25 WASHINGTON AVENUE
WESTPORT, CT 06880

2023

00-00-31-128D-0177-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

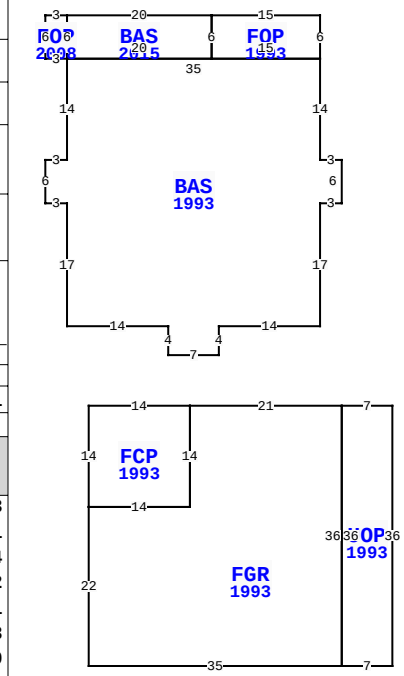
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	12	CEDAR 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,359	100	1,359	157,093
BAS	120	100	120	13,871
FCP	196	25	49	5,664
FGR	1,064	55	585	67,622
FOP	90	30	27	3,121
FOP	18	30	5	578
UOP	252	20	50	5,780
TOTALS	3,099		2,195	253,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,195	112.2100	133.25	292,484	1979	1995	0	0	0	13.25	86.75

1 SNGL FAM – 0% - 0 Heated Area: 1479 HX Base Yr



1912 SUNRISE 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	253,730
TOTAL MARKET OB/XF VALUE	2,498
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	706,228
SOH/AGL Deduction	148,796
ASSESSED VALUE	557,432
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	557,432
TOTAL JUST VALUE	706,228
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	683,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142715	ADDITION	4,835	12/30/2014
20110795	REPAIR/RRF	3,000	05/23/2011
20051595	REPAIR/RRF	7,000	04/15/2005
20051402	REPAIR/RRF	3,000	03/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1894/0140	12/16/2013	SW	Q	I	01	463,000
GRANTOR: MERRILL LYNCH TRUST C						
GRANTEE: LAREDO ANDREW F & M						
0577/0150	8/16/1989	WD	U	I	18	100
GRANTOR: AWTREY ROBERT K						
GRANTEE: AWTREY R FAMILY TRS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N14 FOP=[YR=1993] N6 W15 BAS=[YR=2015] W20 FOP=[YR=2008] W3 S6 E3 N6$ S6 E20 N6$ S6 E15$ W35 S14 W3 S6 E3 S17 E14 S4 E7 N4 E14 N17 E3 N6$ PTR=S70 FGR=[YR=1993] N36 W21 FCP=[YR=1993] W14 S14 E14N14$ S14 W14 S22 E35$ UOP=[YR=1993] E7 N36 W7S36$ N70$.

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	1979	1979	3	46.5	1,628	
2	0962	SKYLIGHT	0	0	0	0	2.00	UT	500.00	500.00	100	2005	2005	3	87	870	

LAND DESCRIPTION

TOTAL OB/XF 2,498

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	000130	C	SFR WATER	0	0006	R-1	100.00	350.00	100.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	450,000							

REVIEW DATE 07/10/2020 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS