

LOT 262
IN OR 2542/185
GA FDNA BEACH 2 UNR

MARTINEZ MARIO F &/FUENTES MONICA
42 KINGS RD
NEW WINDSOR, NY 12553

2023

00-00-31-134B-0262-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	10	ABOVE AVG 50	2700	01	1,905	107.8000	128.55	244,888	1981	1990	0	0	15.50	84.50	VALUATION SUMMARY														
Exterior Wall	16	WD FR STUC 50	1 DUPLEX - 0% - 0													Heated Area: 1901 HX Base Yr													
Roof Structure	03	GABLE/HIP 100																											
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	08	SHT VINYL 60																											
Interior Floor	14	CARPET 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	5	100																											
Bathrooms	2	100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units	0	100																											
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	OWNER OCC 100																											
Quality	03	Quality Level 03																											
DOR CODE	0800MULTI-FAMILY																												
MAP NUM															MKT AREA 01														
NEIGHBORHOOD/LOC	1041.0100																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
APT	886	100	886	96,241																									
HXB	1,015	100	1,015	110,254																									
UOP	20	20	4	434																									
TOTALS	1,921		1,905	206,930																									
EXTRA FEATURES															732 TARPON AVE, FERNANDINA BEACH														
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	25	3	75.00	SF	6.50	6.50	100	1981	1981	3	38	185													
2	0810	CONCRETE A	0	0	51	9	459.00	SF	6.50	6.50	100	1981	1981	3	38	1,134													
3	1241	WD DECK G	0	0	0	0	588.00	UT	17.25	17.25	100	2004	2004	3	40	4,057													
4	1242	WD DECK A	0	0	24	4	96.00	SF	10.00	10.00	100	2004	2004	3	24	230													
5	1242	WD DECK A	0	0	0	0	540.00	SF	10.00	10.00	100	2004	2004	3	24	1,296													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
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 04/30/2018 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																													