

LOT 16
ISLE OF PALMS OF AMELIA
PB 6/189

MOLLACH KATHRYN REV TRUST/MOLLACH KATHRYN TRUSTEE
294 TANNER HILL RD
COOPERSTOWN, NY 13326

2023

00-00-31-142I-0016-0000



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	VALUATION SUMMARY										
Exterior Wall	10	ABOVE AVG 60	0900	01	1,928	116.1300	137.90	265,871	2001	2001	0	0	10.20	89.80	VALUATION BY STANDARD										
Exterior Wall	16	WD FR STUC 40	1 SNGL FAM - 0% - 0													Heated Area: 1534 HX Base Yr									
Roof Structur	08	IRREGULAR 100														Tax Group: 2 Tax Dist:									
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 238,752									
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 15,867									
Interior Floo	11	CLAY TILE 50														TOTAL LAND VALUE - MARKET 110,000									
Interior Floo	14	CARPET 50														TOTAL MARKET VALUE 364,619									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 36,050									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 328,569									
Bedrooms	3	100														TOTAL EXEMPTION VALUE 0									
Bathrooms	2	100														BASE TAXABLE VALUE 328,569									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 364,619									
Stories	1.	1. 100	NCON VALUE 0																						
Units	0	100	INCOME VALUE																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 298,699																						
Quality		03	Quality Level 03																						
DOR CODE		0100		SINGLE FAMILY																					
MAP NUM				MKT AREA		01																			
NEIGHBORHOOD/LOC		1105.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,534	100	1,534	189,962																					
FEP	168	80	134	16,594																					
FGR	454	55	250	30,959																					
FOP	34	30	10	1,238																					
TOTALS		2,190	1,928	238,752																					
EXTRA FEATURES					1024 ISLE OF PALMS LN, 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010									
2	0462	ST/AL FNC	0	0	0	0	168.00	SF	10.00	10.00	100	2013	2013	3	75	1,260									
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	87	261									
4	0476	VF 6 SBPL	0	0	0	0	138.00	LF	32.00	32.00	100	2013	2013	3	87	3,842									
5	0810	CONCRETE A	0	0	12	12	144.00	SF	6.50	6.50	100	2001	2001	3	82	768									
6	0810	CONCRETE A	0	0	0	0	1,262.00	SF	6.50	6.50	100	2001	2001	3	82	6,726									
TOTAL OB/XF 15,867																									
LAND DESCRIPTION																									
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	DENSITY	DECL	FRZ	YR	CONSRV	
1	000134	C	SFR POND	0	0003	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.10	100,000.00	110,000.00	110,000								
REVIEW DATE 01/19/2017 BY DJ Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS																									