LOT 20
HICKORY RIDGE PBK 2234/596

GAPEN AMY
18 BROOKRIDGE CT
RYE BROOK, NY 10573

2023

00-00-31-1501-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

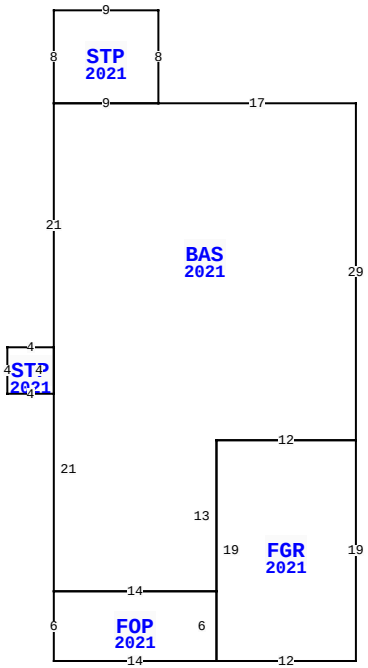
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1022.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	166,786
FGR	228	55	125	22,274
FOP	84	30	25	4,455
STP	16	10	2	356
STP	72	10	7	1,247
TOTALS	1,336		1,095	195,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,095	150.0589	178.19	195,118	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 0 Heated Area: 936 HX Base Yr



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

702 S 13TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	195,118
TOTAL MARKET OB/XF VALUE	1,980
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	297,098
SOH/AGL Deduction	30,301
ASSESSED VALUE	266,797
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	266,797
TOTAL JUST VALUE	297,098
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200556	CO ISSUED	0	09/01/2021
20200556	NEW CONSTR	0	11/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2499/1825	9/20/2021	WD	Q	I	01	262,500
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: GAPEN AMY						
2326/1376	12/13/2019	WD	Q	V	05	511,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W17 STP=[YR=2021] N8 W9 S8 E9$ W9 S21
STP=[YR=2021] W4 S4 E4 N4 $ S21 FOP=[YR=2021] S6 E14
FGR=[YR=2021] E12 N19 W12 S19$ N6 W14$ E14 N13 E12 N29$.

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	0855	CONC PAVER	0	0	0	0	198.00	SF	10.00	10.00	100	2021	2021	3	100	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 08/12/2021 BY RKJH Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS