BLOCK 10 LOT 2 (EX S-1)
IN OR 2186/1166
THE PARK PB 4 PG 28

BRANDT DEBRA L
481 WINHALL HOLLOW RD
WINHALL, VT 05340

2023

00-00-31-1630-0010-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

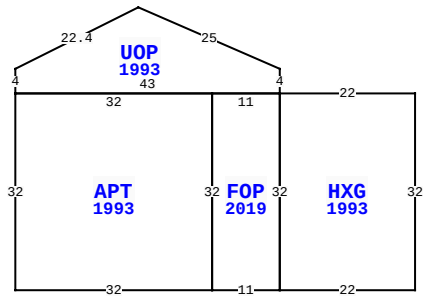
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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
NEIGHBORHOOD/LOC	1040.00	

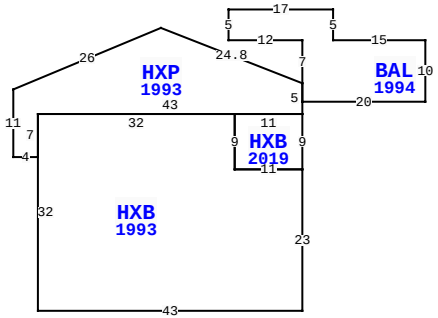
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,024	100	1,024	119,933
BAL	285	15	43	5,036
FOP	352	30	106	12,415
HXB	1,277	100	1,277	149,564
HXB	99	100	99	11,595
HXG	704	55	387	45,326
HXP	463	30	139	16,280
UOP	387	20	77	9,018
TOTALS	4,591		3,152	369,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	3,152	124.8000	148.82	469,081	1976	1985	0	0	0	21.30	78.70

1 DUPLEX – 0% - 0 Heated Area: 2400 HX Base Yr





1532 LISA AVE, FERNANDINA BEACH

BLD DATE	03/23/2015 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	369,167
TOTAL MARKET OB/XF VALUE	8,752
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	777,919
SOH/AGL Deduction	264,294
ASSESSED VALUE	513,625
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	513,625
TOTAL JUST VALUE	777,919
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	522,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182815	REMODEL	62,900	08/14/2018
20161729	REMODEL	9,500	06/23/2016
20081404	ELEC OTHER	750	09/10/2008
20012184	XFOB	0	10/04/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2186/1166	3/28/2018	WD	Q	I	01	390,000
GRANTOR: LISA AVENUE LAND TRUS						
GRANTEE: BRANDT DEBRA L						
2031/1625	2/11/2016	SW	U	I	12	225,200
GRANTOR: LSF9 MASTER PARTICIPA						
GRANTEE: LISA AVENUE LAND TR						

BUILDING NOTES

BUILDING DIMENSIONS

HXG=[YR=1993] W22 UOP=[YR=1993] N4 U10 L23 L20 D10 S4
APT=[YR=1993] S32 E32 FOP=[YR=2019] E11 N32 W11 S32 $ N32
W32 $ E43 $ S32 E22 N32$ PTR= E15 HXP=[YR=1993] U10 R24 R23
D9 BAL=[YR=1994] N7 W12 N5 E17 S5 E15 S10 W20 N3$ S5
HXB=[YR=2019] S9 HXB=[YR=1993] S23 W43 N32 E32 S9 E11 $ W11
N9 E11 $ W43 S7 W4 N11 $ W15 $.

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	0810	CONCRETE A	0	0	43	3	129.00	SF	6.50	6.50	100	2003	2003	3	84	704	
2	0810	CONCRETE A	0	0	0	0	1,268.00	SF	6.50	6.50	100	2003	2003	3	84	6,923	
3	0810	CONCRETE A	0	0	0	0	206.00	SF	6.50	6.50	100	2003	2003	3	84	1,125	

LAND DESCRIPTION

TOTAL OB/XF 8,752

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	000800	C	MULTI-FAM	0	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 12/26/2019 BY DJ Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS