

LOT 19
IN OR 1740/1859
PARKVIEW II PB 7/312

POMPEI ROGER & KAREN
92 OAKMONT AV
WESTMINSTER, MA 01473

2023

00-00-31-163W-0019-0000



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 70	0900	01	1,980	112.6020	133.71	264,746	2011	2011	0	0	5.15	94.85	STANDARD													
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 0% - 0													Heated Area: 1710												
Roof Structur	08	IRREGULAR 100														HX Base Yr												
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 70																										
Interior Floo	11	CLAY TILE 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	3	100																										
Bathrooms	2	100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units	0	100																										
Occupancy	00	NONE 100																										
Quality		03	Quality Level 03																									
DOR CODE		0100	SINGLE FAMILY																									
MAP NUM			MKT AREA		01																							
NEIGHBORHOOD/LOC		1027.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,710	100	1,710	216,869																								
FGR	460	55	253	32,087																								
FOP	30	30	9	1,141																								
PTO	160	5	8	1,015																								
TOTALS		2,360	1,980	251,112																								
EXTRA FEATURES					1866 INDIGO ST, 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	41	16	656.00	SF	6.50	6.50	100	2011	2011	3	93	3,966												
2	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	2011	2011	3	93	254												
TOTAL OB/XF 4,220																												
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											
1	000000	C	VAC RES	0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000											
REVIEW DATE 01/14/2021 BY TWA																												
Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000																												
PRINTED 08/02/2023 BY SYS																												