

CROOK HARRISON SCOTT
169 S GROVE ST
EAST AURORA, NY 14052

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	2	
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												STANDARD			
Exterior Wall	05	AVERAGE 50		0320	11	1,579	151.6046	144.02	227,408	1981	1981	0	0	0	19.00	81.00	VALUATION BY												Tax Group: 2		Tax Dist:	
Exterior Wall	15	CONC BLOCK 50		1 TOWNHOUSE - 0% - 0												Heated Area: 1528												BUILDING MARKET VALUE		184,200		
Roof Structure	03	GABLE/HIP 100														HX Base Yr												TOTAL MARKET OB/XF VALUE		0		
Roof Cover	03	COMP SHNGL 100																										TOTAL LAND VALUE - MARKET		280,000		
Interior Wall	05	DRYWALL 100																										TOTAL MARKET VALUE		464,200		
Interior Floor	11	CLAY TILE 70																										SOH/AGL Deduction		51,132		
Interior Floor	14	CARPET 30																										ASSESSED VALUE		413,068		
Air Condition	03	CENTRAL 100																										TOTAL EXEMPTION VALUE		0		
Heating Type	04	AIR DUCTED 100																										BASE TAXABLE VALUE		413,068		
Bedrooms		3 100																										TOTAL JUST VALUE		464,200		
Bathrooms		2 100																										NCON VALUE		0		
Frame	02	WOOD FRAME 100																										INCOME VALUE				
Stories	2.	2. 100																										PREVIOUS YEAR MKT VALUE		375,516		
Units		0 100																														
BUD8 Adjustme	02	DIST FB 100																														
Occupancy	00	NONE 100																														
Quality				04	Quality Level 04																											
DOR CODE				0100	SINGLE FAMILY																											
MAP NUM					MKT AREA																01											
NEIGHBORHOOD/LOC				1069.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	753	100	753	87,842																												
DCK	32	10	3	350																												
DCK	66	10	7	816																												
FOP	22	30	7	816																												
FOP	84	30	25	2,917																												
FUS	775	100	775	90,409																												
STR	6	10	1	117																												
UOP	42	20	8	933																												
TOTALS				1,780		1,579	184,200																									
EXTRA FEATURES				3165 S FLETCHER AV, 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																