BLOCK 16 LOTS 8 9 10 &
PT OF R/W
SEAVIEW SUB PB 1/7

GRADY JAMES M/GRADY DAVID J
11 INDUSTRY ST
POUGHKEEPSIE, NY 12603

2023

00-00-31-1680-0016-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

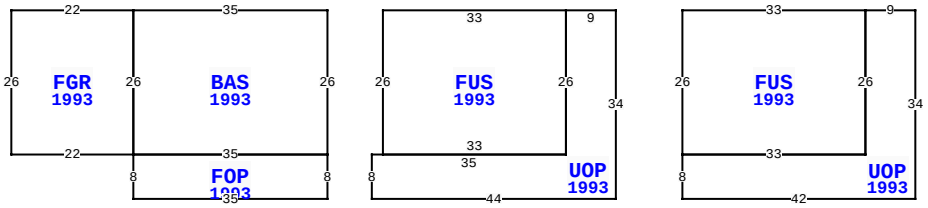
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1059.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	910	94,644
FGR	572	55	315	32,762
FOP	280	30	84	8,736
FUS	858	100	858	89,236
FUS	858	100	858	89,236
UOP	570	20	114	11,857
UOP	586	20	117	12,169
TOTALS	4,634		3,256	338,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,256	106.9362	126.99	413,479	1984	1984	0	0	0	18.10	81.90

1 SNGL FAM – 0% - 2023 Heated Area: 2626 HX Base Yr



3879 S FLETCHER AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	338,639
TOTAL MARKET OB/XF VALUE	16,772
TOTAL LAND VALUE - MARKET	439,306
TOTAL MARKET VALUE	794,717
SOH/AGL Deduction	0
ASSESSED VALUE	794,717
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	794,717
TOTAL JUST VALUE	794,717
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	753,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121179	HEAT PUMP	4,000	09/16/2012
B0040737	REPAIR/RRF	1,000	04/15/2004
B020176	REPAIR/RRF	6,000	02/04/2002
B012217	REPAIR/RRF	5,000	10/10/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2573/0389	6/24/2022	WD	Q	I	01	1,069,000
GRANTOR: STUBITS JOSEPH & EDNA						
GRANTEE: GRADY JAMES M & DAV						
1976/0063	4/07/2015	SW	U	I	11	100
GRANTOR: STUBITS JOSEPH STEPHE						
GRANTEE: STUBITS JOSEPH S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 FGR=[YR=1993] W22 S26 E22 FOP=[YR=1993] S8 E35 N8 W35$ N26$ S26 E35 N26$ PTR= E10 FUS=[YR=1993] E33 UOP=[YR=1993] E9 S34 W44N8 E35 N 26$ S26 W33 N26$ W10$ PTR= E64 FUS=[YR=1993] E33 UOP=[YR=1993] E9 S34 W 42 N8 E33 N26$ S26 W33N26$ W64 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	
2	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1984	1984	3	20	200	
3	1242	WD DECK A	0	0	30	4	120.00	SF	10.00	10.00	100	1984	1984	3	20	240	
4	0812	CONCRETE C	0	0	0	0	2,182.00	SF	4.00	4.00	100	1984	1984	3	47	4,102	
5	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2020	2020	3	100	10,200	

LAND DESCRIPTION

TOTAL OB/XF 16,772

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	0004		75.00	125.00	75.00	FF	1	1.09	1.00	1.01	5,800.00	5,857.42	439,306							

REVIEW DATE 10/17/2017 BY DJX Total Acres: 0.00 Total Land Value: 439,306 Market: 0 Agricultural: 0 Common: 439,306 PRINTED 08/02/2023 BY SYS