

W'LY 94 FT OF LOT 32
IN OR 2286/839
SORENSENS OCEAN TERRACE UNR

COSEGLIA DAVID A & MARY E
122 7TH ST
NEW YORK, NY 11209

2023

00-00-31-1700-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD\$ 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	1024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	954	100	954	110,058
HXB	45	100	45	5,192
HXB	1,368	100	1,368	157,819
HXG	324	55	178	20,535
HXP	288	30	86	9,922
HXP	288	30	86	9,922
HXU	45	55	25	2,884

TOTALS	3,312		2,742	316,331
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	2,190.00	SF	6.50	6.50	100	1987
2	1241	WD DECK G	0	0	20	10	UT	23.00	23.00	100	2003
3	1242	WD DECK A	0	0	10	10	SF	10.00	10.00	100	2003

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000800	C	MULTI-FAM	0	0006	R-2	78.00	94.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	2,742	111.8400	133.37	365,701	1987	1995	0	0	13.50	86.50
1 DUPLEX - 0% - 0											
Heated Area: 2367											
HX Base Yr											

848 ELLEN ST, FERNANDINA BEACH				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
2,190.00	SF	6.50	6.50	100	1987	1987	3	54.5	7,758		
200.00	UT	23.00	23.00	100	2003	2003	3	36	1,656		
100.00	SF	10.00	10.00	100	2003	2003	3	22	220		

TOTAL OB/XF											
9,634											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		316,331	
TOTAL MARKET OB/XF VALUE		9,634	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		625,965	
SOH/AGL Deduction		148,389	
ASSESSED VALUE		477,576	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		477,576	
TOTAL JUST VALUE		625,965	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		482,375	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060344	METAL ROOF	6,300	02/14/2006
4233	NEW CONSTR	71,241	03/25/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2286/0839	6/27/2019	WD	Q	I	01	412,500	
GRANTOR: CARTER-GRAY MARGARET							
GRANTEE: COSEGLIA DAVID A &							
1272/0914	11/09/2004	WD	U	I	01	100	
GRANTOR: CARTER-GRAY MARGARET							
GRANTEE: CARTER-GRAY MARGARET							

BUILDING NOTES											
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BUILDING DIMENSIONS											
HXP=[YR=1993] W36 S8 HXB=[YR=1993] S9 HXU=[YR=1993] S9 HXG=[YR=1993] S5 APT=[YR=1993] S15 E36 N38 W18 S23 W18 \$ E18 N23 W13 S18 W5 \$ E5 N9 W5 \$ E5 N9 W5 \$ E36 N8 \$ PTR= E15 HXP=[YR=1993] E36 S8 HXB=[YR=1993] S38 W36 N38 E36 \$ W36 N8 \$ W15 \$.											