

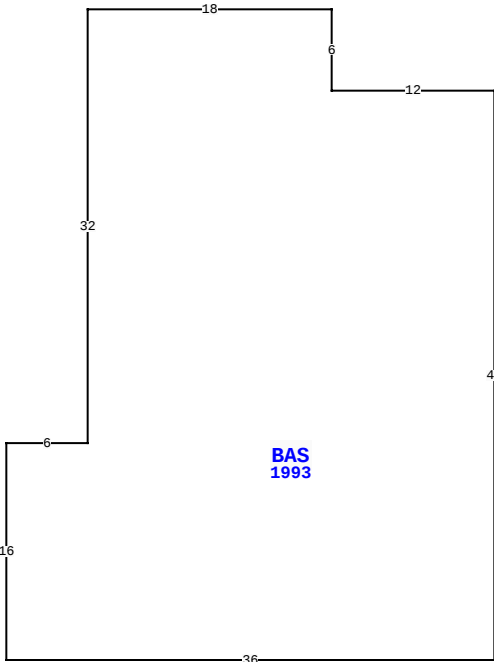
LEIBMAN MARILYN C
P O BOX 150
SOUND BEACH, NY 11789

2023

[illegible]

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P O BOX 150
SOUND BEACH, NY 11789

2023

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		24	CORG METAL 80		4803	06	1,464	42.5040	20.19	29,558	1945	1970	0	0	0	80.00	20.00	VALUATION BY					STANDARD																				
Exterior Wall		05	AVERAGE 20		2 STOR WAREH - 0% - 0													Heated Area: 1464													HX Base Yr												
Roof Structure		04	WOOD TRUSS 100															BUILDING MARKET VALUE					17,826																				
Roof Cover		03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE					6,732																				
Interior Wall		07	NONE 100															TOTAL LAND VALUE - MARKET					350,010																				
Interior Floor		03	CONC FINSH 60															TOTAL MARKET VALUE					374,568																				
Interior Floor		01	NONE 40															SOH/AGL Deduction					92,011																				
Ceiling		04	NONE 100															ASSESSED VALUE					282,557																				
Air Condition		01	NONE 100															TOTAL EXEMPTION VALUE					0																				
Heating Type		01	NONE 100															BASE TAXABLE VALUE					282,557																				
Plumbing			0 100															TOTAL JUST VALUE					374,568																				
Frame		02	WOOD FRAME 100															NCON VALUE					0																				
Story Height			10 100		INCOME VALUE																																						
RMS			3 100		PREVIOUS YEAR MKT VALUE					368,321																																	
Stories		1.	1. 100																																								
Class		00	. 100																																								
Units			0 100																																								
BUD8 Adjustme		02	DIST FB 100																																								
Occupancy		00	NONE 100																																								
DOR CODE		2900	WHOLESALE OUTLET																																								
MAP NUM			MKT AREA				01																																				
NEIGHBORHOOD/LOC		1004.00																																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																			
BAS		1,464		100		1,464		5,912																																			
TOTALS		1,464				1,464		5,912																																			
EXTRA FEATURES										201 N FRONT ST, FERNANDINA BEACH																																	
BLD DATE		12/28/2021		KK		LGL DATE		12/28/2021		KK		LGL DATE		12/28/2021		KK																											
XF DATE		12/28/2021		KK		LAND DATE		12/28/2021		KK		AG DATE																															
INC DATE																																											
L	OB/XF	CODE		DESCRIPTION		BLD	CAP	L	W	UNITS		UT	Adj R		ADJ UNIT PRICE		ORIG	YEAR	YEAR	Q	%	COND	OB/XF MKT VALUE		NOTES																		
N																																											