BLOCK 130 PT LOT 4
EX N5 FT OF LOT 4
IN OR 2246/1905

LEIBMAN MARILYN C
PO BOX 150
SOUND BEACH, NY 11789

2023

00-00-31-1800-0130-0044

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

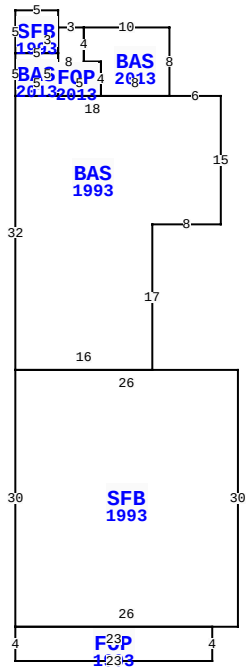
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	632	100	632	9,210
BAS	25	100	25	364
BAS	72	100	72	1,049
FOP	92	30	28	408
FOP	32	30	10	146
SFB	25	80	20	292
SFB	780	80	624	9,093
TOTALS	1,658		1,411	20,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,411	64.5840	58.29	82,247	1929	1950	0	0	25	50.00	25.00

1 SINGLE FAM – 0% - 0 Heated Area: 1373 HX Base Yr



326 S 9TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	20,562
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	112,500
TOTAL MARKET VALUE	133,062
SOH/AGL Deduction	71,122
ASSESSED VALUE	61,940
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,940
TOTAL JUST VALUE	133,062
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2246/1905	11/21/2017	WD	U	I	11	100
GRANTOR: GRIFFIN ROBERT						
GRANTEE: LEIBMAN MARILYN C						
2159/0060	11/21/2017	WD	Q	I	01	105,000
GRANTOR: GRIFFIN ROBERT						
GRANTEE: LEIBMAN MARILYN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 BAS=[YR=2013] N8 W10 FOP=[YR=2013] W3
SFB=[YR=1993] N2 W5 S5 BAS=[YR=2013] S5 E5 N5 W5$ E5 N3$ S8
E5 N4 W2 N4$ S4 E2 S4 E8$ W18 S32 SFB=[YR=1993] S30
FOP=[YR=1993] S4 E23 N4 W23$ E26 N30 W26$ E16 N17 E8 N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		MU-8	45.00	100.00	4,500.00	SF		1.00	1.00	1.00	25.00	25.00	112,500							

REVIEW DATE 01/30/2019 BY DJ Total Acres: 0.00 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 08/02/2023 BY SYS