

MARKOYA DAVID & BONNIE LYNN
70 FRANKLIN AVE
DERBY, CT 06418

2023

00-00-31-1800-0213-0102

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											
Exterior Wall		05		AVERAGE 100		0100		01		1,012		111.5000		100.63		101,838		1970		2001		0		0		0		10.25		89.75		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		- 0%		- 0				Heated Area: 1012				HX Base Yr												Tax Group: 2					Tax Dist:				
Roof Cover		05		COMP SHNGL 100																												BUILDING MARKET VALUE					91,400				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					763				
Interior Floo		14		CARPET 70																												TOTAL LAND VALUE - MARKET					120,000				
Interior Floo		12		HARDWOOD 30																												TOTAL MARKET VALUE					212,163				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					35,295				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					176,868				
Bedrooms				4 100																												TOTAL EXEMPTION VALUE					0				
Bathrooms				1.5 100																												BASE TAXABLE VALUE					176,868				
Frame		02		WOOD FRAME 100																												TOTAL JUST VALUE					212,163				
Stories		1.		1. 100																												NCON VALUE					0				
Units		0		0 100																												INCOME VALUE									
BUD8 Adjustme		02		DIST FB 100																												PREVIOUS YEAR MKT VALUE					188,008				
Occupancy		00		NONE 100																																					
Quality		03		Quality Level 03																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		1009.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,012		100		1,012		91,400																																	
TOTALS		1,012				1,012		91,400																																	
EXTRA FEATURES										1116 HICKORY ST, FERNANDINA BEACH										BLD DATE						LGL DATE															
																				XF DATE						LAND DATE															
																				INC DATE						AG DATE															
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											
1		0810		CONCRETE A		0 0		36 8		288.00		SF		6.50		6.50		100		1970		1970		3		22		412													
2		0810		CONCRETE A		0 0		43 3		129.00		SF		6.50		6.50		100		1970		1970		3		22		184													
3		0819		CONC 12"		0 0		5 16		80.00		SF		9.50		9.50		100		1970		1970		3		22		167													