

BLK 243 S 43FT OF N 86FT
OF LOT 2
CITY OF FDNA BEACH

ROSS CECELIA & FRANK
402 CROWN PARK AVE
BETHESDA, MD 20878

2023

00-00-31-1800-0243-0024



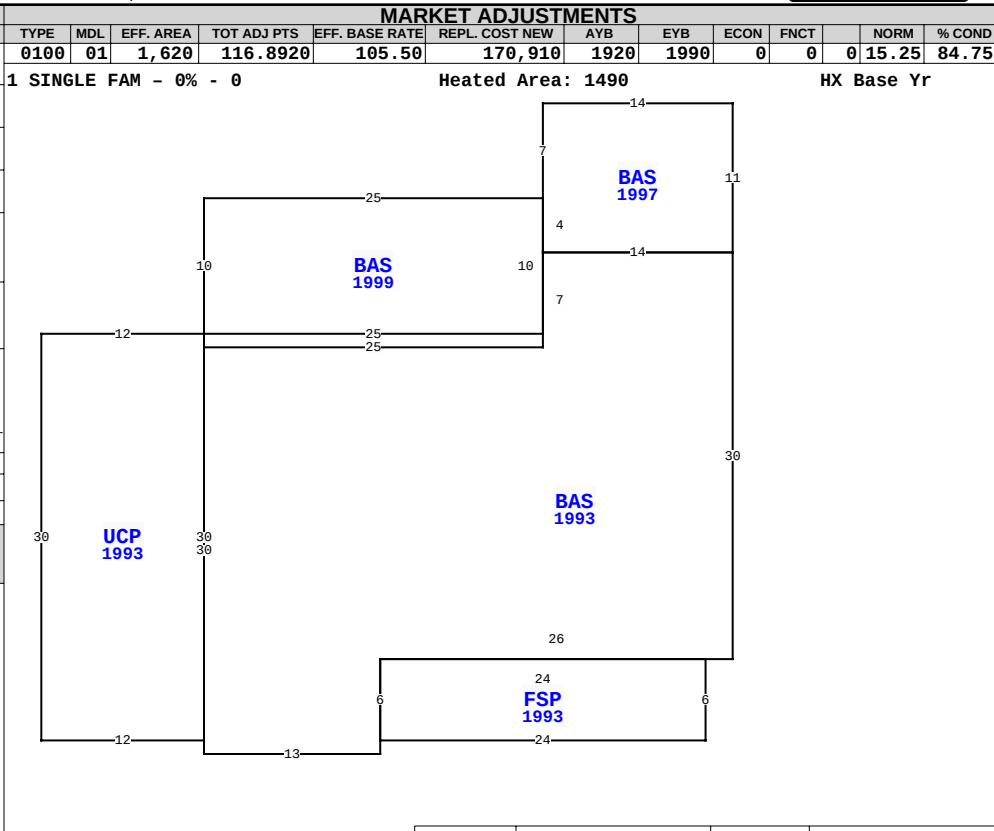
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,086	100	1,086	97,101
BAS	154	100	154	13,769
BAS	250	100	250	22,353
FSP	144	40	58	5,186
UCP	360	20	72	6,438
TOTALS	1,994		1,620	144,846

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0825	BRICK	0	0	3	4		12.00	SF 12.50	100	1970
2	0810	CONCRETE A	0	0	0	0		487.00	SF 6.50	100	2005
3	1242	WD DECK A	0	0	12	13		156.00	SF 10.00	100	1999
4	1242	WD DECK A	0	0	8	25		200.00	SF 10.00	100	1999
5	1127	BRICK 8"	0	0	65	1		65.00	SF 11.00	100	2005

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	000100	C	SFR	0	0006	R-2	43.00	230.00	43.00	FF	1.00



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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 2	Tax Dist:										
BUILDING MARKET VALUE	144,846										
TOTAL MARKET OB/XF VALUE	4,239										
TOTAL LAND VALUE - MARKET	103,200										
TOTAL MARKET VALUE	252,285										
SOH/AGL Deduction	45,367										
ASSESSED VALUE	206,918										
TOTAL EXEMPTION VALUE	0										
BASE TAXABLE VALUE	206,918										
TOTAL JUST VALUE	252,285										
NCON VALUE	0										
INCOME VALUE	0										
PREVIOUS YEAR MKT VALUE	225,420										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080951	REMODEL	17,500	06/03/2008
20052628	REPAIR/RRF	16,000	09/07/2005
983744	ADDITION	10,000	05/18/1998
10599-B	REMODEL	7,000	07/11/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2590/1661	9/03/2022	QC	U	I	11	100
GRANTOR: ROSS CECELIA						
GRANTEE: ROSS CECELIA & FRAN						
2559/1642	4/23/2022	QC	U	I	11	100
GRANTOR: RAGIN THERESA						
GRANTEE: ROSS CECELIA						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W14 S7 BAS=[YR=1999] W25 S10 UCP=[YR=1993] W12 S30 E12 N30 \$ E25 N10 \$ S4 BAS=[YR=1993] S7 W25 S30 E13 N1 FSP=[YR=1993] E24 N6 W24 S6\$ N6 E26 N30 W14 \$ E14 N11 \$.											