LOT 120
IN OR 2209/996
GOLFSIDE AT SUMMER BEACH #1

ROSS RAYMOND H & THERESA A CONROY
1318 GRAYSON DR
VICTOR, NY 14564

2023

00-SB-30-065A-0120-0000

BUILDING CHARACTERISTICS

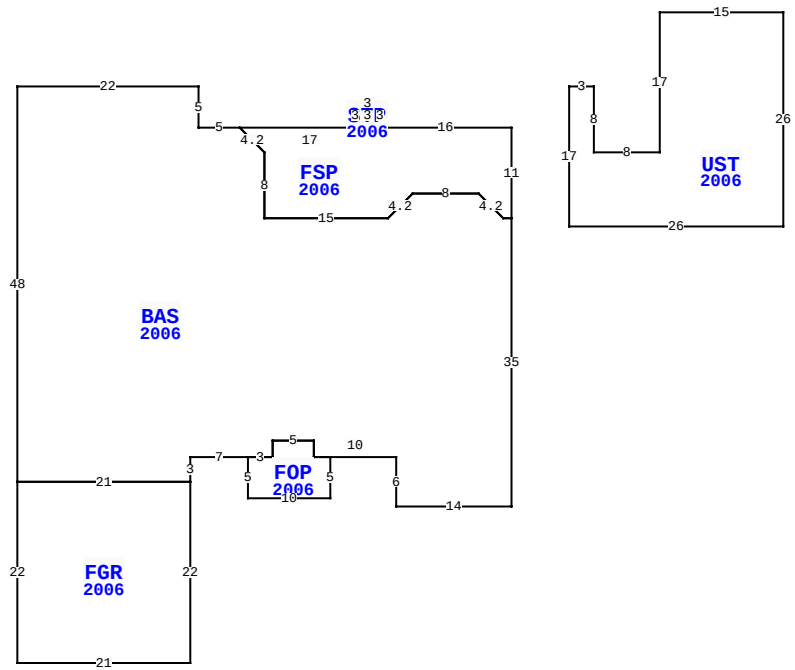
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,346	100	2,346	351,827
FGR	462	55	254	38,093
FOP	60	30	18	2,699
FSP	302	40	121	18,146
STP	9	10	1	150
UST	513	45	231	34,643
TOTALS	3,692		2,971	445,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,971	114.3933	163.01	484,303	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 0% - 0 Heated Area: 2346 HX Base Yr



1659 REGATTA DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	445,559
TOTAL MARKET OB/XF VALUE	15,689
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	811,248
SOH/AGL Deduction	159,503
ASSESSED VALUE	651,745
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	651,745
TOTAL JUST VALUE	811,248
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	662,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010680	ADDITION	0	01/01/2021
B1801078	BATHREM	4,500	01/31/2018
M11368	MECH OTHER	0	04/01/2006
P10855	OTHER	0	03/01/2006
E16709	ELEC OTHER	2,000	02/01/2006
C16937	CO ISSUED	231,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2209/0996	7/09/2018	WD	Q	I	01	635,000
GRANTOR: BURTON LYNN C REVOCAB						
GRANTEE: ROSS RAYMOND H & TH						
1668/0476	3/16/2010	WD	U	I	30	100
GRANTOR: BURTON LYNN C						
GRANTEE: BURTON LYNN C TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22S48FGR=[YR=2006] S22E21
N22W21$E21N3E7FOP=[YR=2006] S5E10N5
W2N2W5S2W3$E3N2E5S2E10S6E14N35 FSP=[YR=2006]
N11W16STP=[YR=2006] N3W3S3E3 $W17 D3 R3 S8E15 U3 R3 E8 D3 R3
E1$W1 L3 U3 W8 D3 L3 W15N8 U3 L3 W5N5$ PTR=[YR=2006] E45
UST=[YR=2006] E3S8 E8N17E15S26W26N17$ W45$.

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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
2	0812	CONCRETE C	0	0	0	0	1,119.00	SF	4.00	4.00	100	2006	2006	3	88	3,939	
3	0911	SCRN RM A	0	0	39	15	585.00	SF	17.50	17.50	100	2021	2021	3	97	9,930	

LAND DESCRIPTION

TOTAL OB/XF 15,689

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 05/18/2022 BY DJ Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS