LOT 42
OCEAN VILLAGE #2 PB 6/19-20

PARISI DOMINIC & CAROLANN
9 SHIPPEN ROAD
ARMONK, NY 10504

2023

00-SB-30-156V-0042-0000

BUILDING CHARACTERISTICS

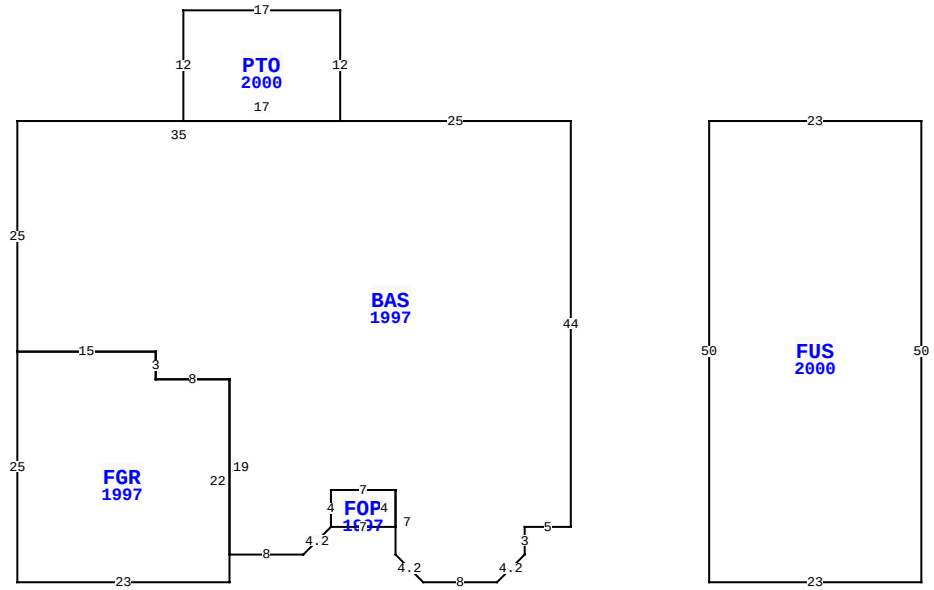
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,303	100	2,303	392,652
FGR	551	55	303	51,660
FOP	28	30	8	1,364
FUS	1,150	100	1,150	196,070
PTO	204	5	10	1,705
TOTALS	4,236		3,774	643,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,774	132.9372	189.44	714,947	1997	2002	0	0	0	10.00	90.00

1 SFR CUST – 0% - 2023 Heated Area: 3453 HX Base Yr



1832 VILLAGE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	643,452
TOTAL MARKET OB/XF VALUE	5,014
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	998,466
SOH/AGL Deduction	0
ASSESSED VALUE	998,466
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	998,466
TOTAL JUST VALUE	998,466
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	791,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24583	XFOB	16,560	04/01/2011
B007015	ADDITION	100,000	03/01/2000
B9603406	NEW CONSTR	98,470	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2593/0681	9/26/2022	WD	Q	I	01	1,075,000
GRANTOR: HALE JOSEPH H						
GRANTEE: PARISI DOMINIC & CA						
2390/1429	9/04/2020	WD	Q	I	02	850,000
GRANTOR: JANE R SCALAN TRUST						
GRANTEE: HALE JOSEPH H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W25 PTO=[YR=2000] N12 W17 S12 E17 $ W35 S25
FGR=[YR=1997] S25 E23 N22 W8 N3 W15 $ E15 S3 E8 S19 E8 U3
R3 FOP=[YR=1997] E7 N4 W7S4 $ N4 E7 S7 R3 D3 E8 U3 R3
N3 E5 N44 $ PTR= E15 FUS=[YR=2000] E23 S50 W23 N50 $ W15 $.

EXTRA FEATURES

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	0855	CONC PAVER	0	0	0	0	666.00	SF	7.00	7.00	100	2012	2012	3	94	4,382	
2	0855	CONC PAVER	0	0	0	0	96.00	SF	7.00	7.00	100	2012	2012	3	94	632	

LAND DESCRIPTION

TOTAL OB/XF 5,014

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS