

LOT 4 & PT OF LOT 5 IN
OR 2641/1038 CNSVTN ESMT'S
IN OR 1538/981 & OR 1629/1886

THIAVILLE CHARLES M & CATHERINE ANNE
8426 HOBNAIL RD
MANLIUS, NY 13104

2023

03-6N-29-0SPC-0004-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
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		17	CB STUCCO 100		0500	11	9,699	144.7800	206.31	2,001,001	2010	2013		0	0	4.50	95.50	PAGE 1 of 1 5											
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2023										Heated Area: 8126 HX Base Yr 2023														
Roof Cover		11	SLATE 100																										
Interior Wall		05	DRYWALL 100																										
Interior Floo		12	HARDWOOD 60																										
Interior Floo		14	CARPET 40																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			6 100																										
Bathrooms			7.5 100																										
Frame		02	WOOD FRAME 100																										
Stories		2.	2. 100																										
Units			0 100																										
Quality		03	Quality Level 03																										
DOR CODE		0100	SINGLE FAMILY																										
MAP NUM			MKT AREA																	10									
NEIGHBORHOOD/LOC		10007.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	5,042	100	5,042	993,405																									
FGR	336	55	185	36,449																									
FGR	838	55	461	90,829																									
FOP	36	30	11	2,167																									
FOP	182	30	55	10,836																									
FOP	191	30	57	11,231																									
FOP	258	30	77	15,171																									
FOP	533	30	160	31,525																									
FSP	533	40	213	41,967																									
FST	20	55	11	2,167																									
TOTALS	12,783		9,699	1,910,956																									
EXTRA FEATURES					9 SOUND POINT CT, 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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00		2010	2010	3	94	1,880														
2	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00		2010	2010	3	94	1,880														
3	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00		2010	2010	3	94	1,880														
4	0409	ELEVATOR R	0	100	0	0		1.00	UT 10,200.00		2010	2010	3	100	10,200														
5	1202	WINE VLT E	0	100	0	0		1.00	UT 8,500.00		2010	2010	3	98	8,330														
6	0861	POOL GUNIT	0	100	0	0		1,394.00	SF 85.00		2010	2010	3	64	75,834														
7	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00		2010	2010	3	50	500														
8	0600	SUMMER KIT	0	100	0	0		2.00	UT 15,000.00		2010	2010	3	50	15,000														
10	1075	TRELLIS G	0	100	12	20		240.00	SF 35.00		2010	2010	3	64	5,376														
11	0855	CONC PAVER	0	100	0	0		3,602.00	SF 10.00		2010	2010	3	92	33,138														
LAND DESCRIPTION					TOTAL OB/XF										154,018														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000116	C	SFR MARSH	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	800,000.00	800,000.00	800,000												
2	000116	C	SFR MARSH	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000												