

PT GOVT LOT 20 OF SEC 9-3N-29E
PBK 0/40 IN OR 1840/1749 &
PT IN ABND R/W IN DBK 245/237

KOILPILLAI ISAAC & DONNA
650 QUAKER MEETING HOUSE RD
HONEOYE FALLS, NY 14472

2023

09-3N-29-0000-0004-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	17 CB STUCCO 30
Roof Structure	08 IRREGULAR 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	3. 100
Units	0 100

Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	16	15	2	378
BAL	260	15	39	7,357
BAS	1,106	100	1,106	208,630
BAS	1,193	100	1,193	225,042
FGR	834	55	459	86,583
FOP	87	30	26	4,904
FST	36	55	20	3,772
FST	36	55	20	3,772
FST	36	55	20	3,772
STR	52	10	5	943
TOTALS	3,929		2,935	553,643

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	890.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	0	0	135.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		R-2	50.00	100.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	2,935	164.0187	194.77	571,650	2015	2015	0	0	3.15	96.85
1 SNGL FAM - 0% - 0											
Heated Area: 2299											
HX Base Yr											

** This building has 12 Sub-Areas

936 N FLETCHER AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		553,643	
TOTAL MARKET OB/XF VALUE		6,396	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		810,039	
SOH/AGL Deduction		64,499	
ASSESSED VALUE		745,540	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		745,540	
TOTAL JUST VALUE		810,039	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		737,866	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141201	NEW CONSTR	0	06/05/2014
20140855	NEW CONSTR	375,800	04/30/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1840/1749	2/15/2013	WD	Q	V	02
GRANTOR: MULLIS ELISSA L					
GRANTEE: KOILPILLAI ISAAC &					
0776/0338	11/05/1996	WD	Q	V	
GRANTOR: SHEILS JOHN R & JOHN					
GRANTEE: MULLIS ELISSA L					

BUILDING NOTES											
BUILDING DIMENSIONS											
FGR=[YR=2015] W30 S31 E21 FOP=[YR=2015] S3 E9 N18 FST=[YR=2015] N6 W6 S6 E6\$ W4 S15 W5\$ E5 N15 W2 N6 E6 N10\$ PTR=E15 UOP=[YR=2015] E26 BAL=[YR=2015] E4 S4 STR=[YR=2015] S13 W4 BAS=[YR=2015] S3 E4 S11 FST=[YR=2015] S6 W6 N6 E6\$ W6 S6 E2 S4 STR=[YR=2015] S13 W7 N13 E7 \$ W7 S10 W19 N44 E26 S10\$ N13 E4\$ W4 N4\$ S7 W26 N7\$ W15\$ PTR=E60 BAL=[YR=2015] E26 S10 BAS=[YR=2015] S14 E4 S10 FST=[YR=2015] S6 W6 N6 E6\$ W6 S6 E2 S17 W7 N3 W19 N44 E26\$ W26 N10\$ W60\$.											

TOTAL OB/XF											
6,396											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		R-2	50.00	100.00	50.00	FF	