LOT 1
NORTH HAMPTON PHASE 1 PB 6/215

HOHNER JEFFREY J & CATHLEEN P
31 LUNCINDA DR
BABYLON, NY 11702

2023

12-2N-27-1460-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

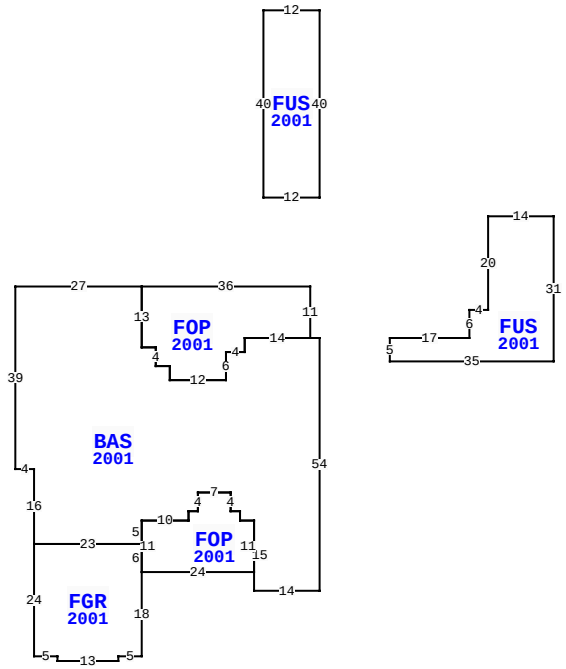
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,919	100	2,919	354,075
FGR	565	55	311	37,724
FOP	314	30	94	11,402
FOP	540	30	162	19,650
FUS	480	100	480	58,224
FUS	563	100	563	68,292
TOTALS	5,381		4,529	549,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,529	108.0891	128.36	581,342	2001	2011	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2023 Heated Area: 3962 HX Base Yr 2023



BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

8626 NOYAK CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		549,368
TOTAL MARKET OB/XF VALUE		39,620
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		716,488
SOH/AGL Deduction		150,097
ASSESSED VALUE		566,391
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		516,391
TOTAL JUST VALUE		716,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		564,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19619	ADDITION	5,628	03/01/2007
B19371	SWIM POOL	27,500	01/01/2007
P04636	OTHER	0	01/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2649/1631	6/23/2023	WD	Q	I	01	900,000
GRANTOR: DEAL DEBORAH L & BOBB						
GRANTEE: HOHNER JEFFREY J &						
2549/1382	3/24/2022	WD	Q	I	01	715,500
GRANTOR: DESOMMA ANTHONY D ET						
GRANTEE: DEAL DEBORAH L & BO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W2 FOP=[YR=2001] N11 W36 S13 E3 S4 E3 S3 E12 N6 E4 N3 E14 $ W14 S3 W4 S6 W12 N3 W3 N4 W3 N13 W27 S39 E4 S16 FGR=[YR=2001] S24 E5 S1 E13 N1 E5 N18 FOP=[YR=2001] E24 N11 W3 N2 W2 N4 W7 S4 W2 S2 W10 S11 $ N6 W23 $ E23 N5 E10 N2 E2 N4 E7 S4 E2 S2 E3 S15 E14 N54 $ PTR= N30 FUS=[YR=2001] N40 W12 S40 E12 $ S30 $ PTR= E15 FUS=[YR=2001] E17 N6 E4 N20 E14 S31 W35 N5 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0810	CONCRETE A	0	100	0	0	286.00	SF	6.50	6.50	100	2001	2001	3	82	1,524	
3	0812	CONCRETE C	0	100	0	0	1,287.00	SF	4.00	4.00	100	2002	2002	3	83	4,273	
4	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2007	2007	3	52	19,890	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	35	350	
6	0910	SCRN RM L	0	100	0	0	920.00	SF	15.00	15.00	100	2007	2007	3	35	4,830	
7	0855	CONC PAVER	0	100	0	0	470.00	SF	10.00	10.00	100	2007	2007	3	89	4,183	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	78	1,560	

LAND DESCRIPTION

TOTAL OB/XF 39,620

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 03/28/2017 BY SBX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS