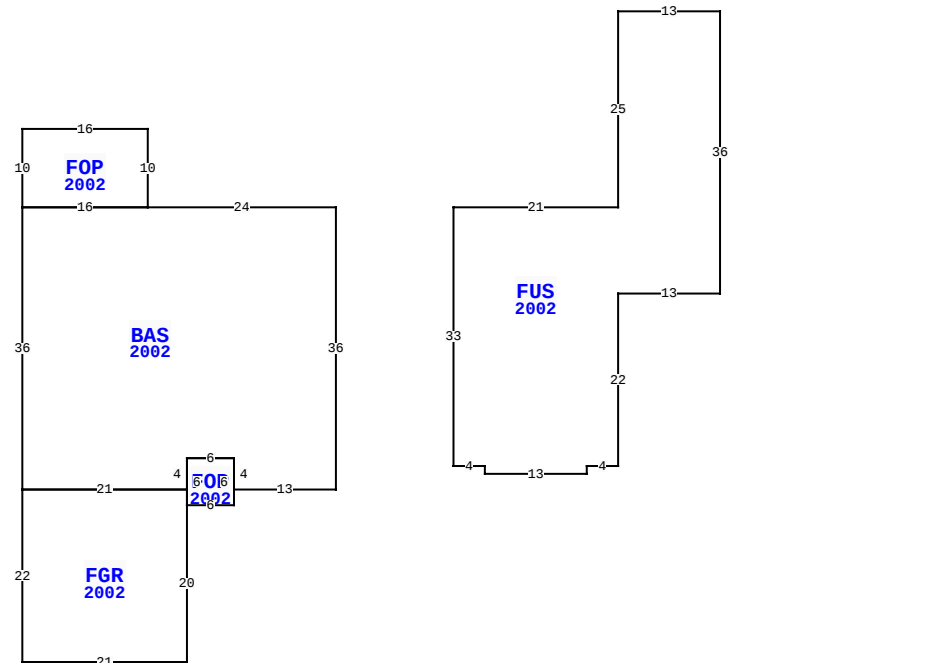


LYAPIN ALEXANDER & ANNA A
69 LEROY STREET
POTSDAM, NY 13676

12-2N-27-1460-0019-0000

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	% COND	VALUATION SUMMARY																		
Exterior Wall		16	WD FR STUC 100				0900	01	2,903	112.1232	133.15	386,534	2002	2002	0	0	0	10.00	90.00	STANDARD																
Roof Structur		08	IRREGULAR 100				1 SNGL FAM - 0% - 0												Heated Area: 2590 HX Base Yr																	
Roof Cover		03	COMP SHNGL 100																		VALUATION BY								Tax Group: 4 Tax Dist:							
Interior Wall		05	DRYWALL 100																		BUILDING MARKET VALUE								347,881							
Interior Floor		14	CARPET 80																		TOTAL MARKET OB/XF VALUE								32,987							
Interior Floor		11	CLAY TILE 20																		TOTAL LAND VALUE - MARKET								105,000							
Air Condition		03	CENTRAL 100																		TOTAL MARKET VALUE								485,868							
Heating Type		04	AIR DUCTED 100				SOH/AGL Deduction								130,803																					
Bedrooms			4 100				ASSESSED VALUE								355,065																					
Bathrooms			3 100				TOTAL EXEMPTION VALUE								0																					
Frame		02	WOOD FRAME 100				BASE TAXABLE VALUE								355,065																					
Stories		2.	2. 100				TOTAL JUST VALUE								485,868																					
Units		00	0 100				NCON VALUE								0																					
Occupancy		00	NONE 100				INCOME VALUE								PREVIOUS YEAR MKT VALUE								385,504													
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	1,416	100	1,416	169,686																																
FGR	462	55	254	30,438																																
FOP	36	30	11	1,319																																
FOP	160	30	48	5,752																																
FUS	1,174	100	1,174	140,686																																
TOTALS		3,248		2,903	347,881																															
EXTRA FEATURES							86098 REMSENBURG DR, FERNANDINA BEACH										BLD DATE		03/29/2023		NW		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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045																					
2	0811	CONCRETE B	0	0	0	775.00	SF	5.20	5.20	100	2002	2002	3	83	3,345																					
3	0861	POOL GUNIT	0	0	15	10	150.00	SF	85.00	100	2018	2018	3	90	11,475																					
4	0910	SCRN RM L	0	0	40	20	800.00	SF	15.00	100	2018	2018	3	86	10,320																					
5	0855	CONC PAVER	0	0	0	490.00	SF	10.00	10.00	100	2018	2018	3	98	4,802																					
LAND DESCRIPTION TOTAL OB/XF 32,987																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	000141	C	SFR GOLF B	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000																			
REVIEW DATE 03/24/2020 BY NWP Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS																																				