LOT 19
(TIMESHARE PROPERTY)
DECL COV & RESTR OR 1458/887

GONSALVES GLENN J & KAVITA
889 HAYES ST
BALDWIN, NY 11510

2023

26-2N-28-168P-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

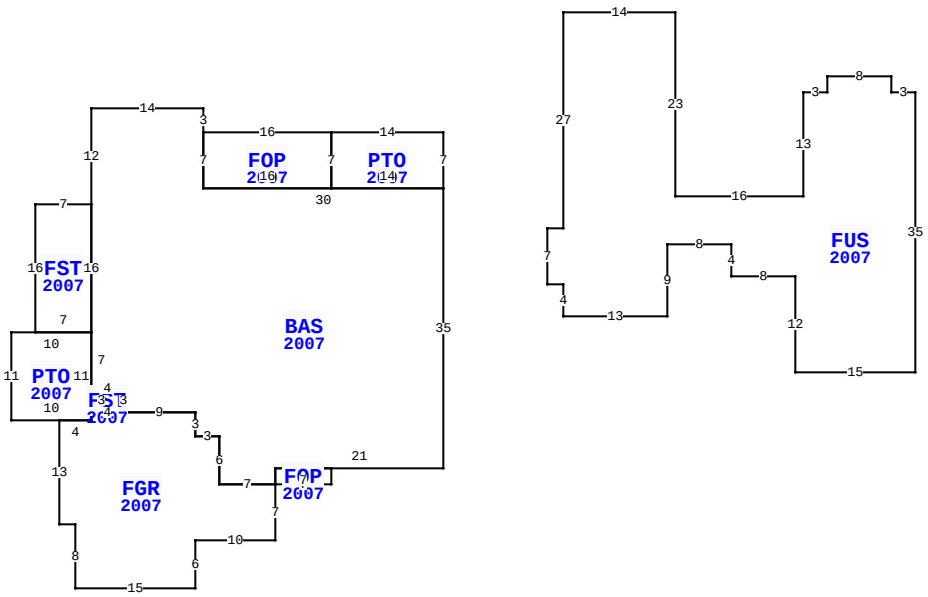
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	1,579	220,196
FGR	442	55	243	33,887
FOP	14	30	4	558
FOP	112	30	34	4,742
FST	12	55	7	976
FST	112	55	62	8,646
FUS	1,187	100	1,187	165,531
PTO	98	5	5	697
PTO	110	5	6	837
TOTALS	3,666		3,127	436,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,127	105.8000	150.76	471,427	2007	2007	0	0	0	7.50	92.50

1 SFR CUST – 0% - 0 Heated Area: 2766 HX Base Yr



94040 HEMLOCK CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	436,070
TOTAL MARKET OB/XF VALUE	10,073
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	506,143
SOH/AGL Deduction	90,861
ASSESSED VALUE	415,282
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	415,282
TOTAL JUST VALUE	506,143
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	458,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17663	CO ISSUED	0	05/01/2006
B17663	NEW CONSTR	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1876/0976	8/23/2013	WD	Q	I	02	287,000
GRANTOR: PRIVATE QUARTERS ACQU						
GRANTEE: GONSALVES GLENN JOS						
1833/0199	12/27/2012	WD	U	I	16	100
GRANTOR: N O O N GROUP LLC						
GRANTEE: PRIVATE QUARTERS AC						

BUILDING NOTES

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
2	0812	CONCRETE C	0	0	0	0	1,859.00	SF	4.00	4.00	100	2006	2006	3	88	6,544	
3	1126	CB/STC 8"	0	0	9	0	36.00	SF	8.00	8.00	100	2006	2006	3	88	253	
4	1075	TRELLIS G	0	0	10	8	80.00	SF	35.00	35.00	100	2007	2007	3	52	1,456	

BUILDING DIMENSIONS

PTO=[YR=2007] W14FOP=[YR=2007] W16BAS=[YR=2007]
N3W14S12FST=[YR=2007] W7S16E7N16$S16 PTO=[YR=2007]
W10S11E10N11$S7 FST=[YR=2007] S3E4N3W4$E4S3FGR=[YR=2007]
W4S1W4S13E2S8E15N6E10N7W7N6W3 N3W9$E9S3E3S6E7FOP=[YR=2007]
E7N2W7 S2$N2E21N35W30N7$S7E16N7$S7E14 N7$ PTR=N15E15
FUS=[YR=2007] S27W2S7 E2S4E13N9E8S4E8S12E15N35W3N2W8
S2W3S13W16N23W14$ W15S15$.

LAND DESCRIPTION

TOTAL OB/XF 10,073

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	000140	C	SFR GOLF A	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 11/18/2019 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS