

LOT 45
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

ROKHLENKO ANNA &/GUROK GALINA
41 WILLET DRIVE
LONGMEADOW, MA 01106

2023

27-2N-28-1840-0045-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 70
Exterior Wall	16 WD FR STUC 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	4057.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,335	100	2,335	263,562
FGR	418	55	230	25,961
FOP	231	30	69	7,788
PTO	106	5	5	564
PTO	108	5	5	564
TOTALS	3,198		2,644	298,440

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,644	103.4880	122.89	324,921	2005	2005	0	0	8.15	91.85
1 SNGL FAM - 0% - 0 Heated Area: 2335 HX Base Yr											
96468 NASSAU LAKES CIR, FERNANDINA BEACH											
BLD DATE 05/22/2023 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	538.00	SF	5.20	5.20	100	2005

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2005	3	87	2,434	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	0		PUD	0.00	0.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	75,000.00	75,000.00	75,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				298,440	
TOTAL MARKET OB/XF VALUE				2,434	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				375,874	
SOH/AGL Deduction				73,360	
ASSESSED VALUE				302,514	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				302,514	
TOTAL JUST VALUE				375,874	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				300,190	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1808155	REPAIR/RRF	12,300	01/01/2018
M10054	MECH OTHER	0	07/01/2005
P0509570	OTHER	0	06/01/2005
E0515116	ELEC OTHER	1,500	06/01/2005
R0507666	REPAIR/RRF	1,500	05/01/2005
B0515281	NEW CONSTR	221,414	05/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2618/1687	1/30/2023	WD	U	I	11
GRANTOR: ROKHLENKO ANNA					
GRANTEE: ROKHLENKO ANNA & GA					
1373/0272	12/12/2005	WD	Q	I	
GRANTOR: RICHMOND AMERICAN HOM					
GRANTEE: ROKHLENKO ANNA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W13 PTO=[YR=2005] N6 W18 S6 E18\$ PTO=[YR=2005] W18 S2 E2 S5 E14 N5 E2 N2\$ S2 W2 S5 W14 N5 W2 N2 W15 S44 FGR=[YR=2005] S22 E19 FOP=[YR=2005] S2 E27 N8 W11 N3 W5 S3 W11 S6\$ N22 W19\$ E19 S16 E11 N3 E5 S3 E11 N60\$.											