

LOT 73
IN OR 1299/1937
ESMT PT OR 1164/35

ROKHLENKO ANNA &/GUROK GALINA
41 WILLETT DRIVE
LONG MEADOW, MA 01106

2023

27-2N-28-1840-0073-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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	1,598	100	1,598	183,064
FGR	441	55	243	27,837
FOP	52	30	16	1,833
PTO	336	5	17	1,948
TOTALS	2,427		1,874	214,682

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0	0	0	700.00	SF	5.20	5.20	100	2005	2005	3

LAND DESCRIPTION													
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
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,874	104.8600	124.52	233,350	2005	2005	0	0	0	8.00	92.00	
1 SNGL FAM - 0% - 0 Heated Area: 1598 HX Base Yr													
96411 NASSAU LAKES CIR, FERNANDINA BEACH													
BLD DATE XE DATE INC DATE LGL DATE LAND DATE AG DATE 05/22/2023 MLU													

TOTAL OB/XF 3,167													
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		214,682	
TOTAL MARKET OB/XF VALUE		3,167	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		292,849	
SOH/AGL Deduction		63,015	
ASSESSED VALUE		229,834	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		229,834	
TOTAL JUST VALUE		292,849	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		230,132	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1808157	REPAIR/RRF	8,390	01/01/2018
B0413629	NEW CONSTR	0	01/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1299/1937	3/07/2005	WD	Q	I		144,500	
GRANTOR: YOUNG AMERICAN HOMES							
GRANTEE: ROKHLENKO ANNA & GA							
1260/0295	9/17/2004	WD	U	V	19	38,000	
GRANTOR: THE RESERVE AT NASSAU							
GRANTEE: YOUNG AMERICAN HOME							

BUILDING NOTES													
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BUILDING DIMENSIONS													
PTO=[YR=2005] W28 S12 BAS=[YR=2005] W13 S45 E11 FOP=[YR=2005] S4 E9 FGR=[YR=2005] S6 E21 N21 W21 S15\$ N6 W8 S2 W1\$ E1 N2 E8 N9 E21 N34 W28\$ E28 N12\$.													