LOT 52
OAK HILL ESTATES #2 PB 5/134

DANESE GINO & PATRICIA
197 HANS CREEK RD
BROADALBIN, NY 12025

2023

31-2N-28-1601-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

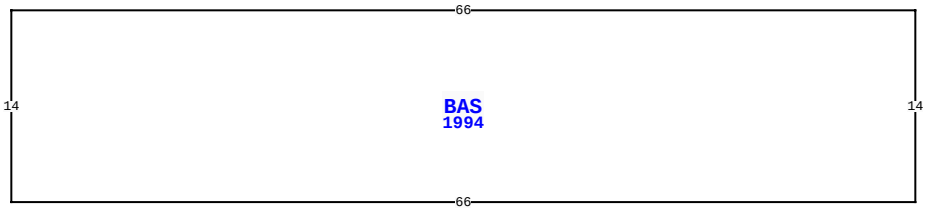
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	45,659
TOTALS	924		924	45,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	126.0600	88.24	81,534	1994	2004	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 924 HX Base Yr



95222 DWIGHT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	45,659
TOTAL MARKET OB/XF VALUE	240
TOTAL LAND VALUE - MARKET	75,750
TOTAL MARKET VALUE	121,649
SOH/AGL Deduction	30,193
ASSESSED VALUE	91,456
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,456
TOTAL JUST VALUE	121,649
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-549	MH MOVE-ON	18,500	07/11/2994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2403/0950	9/30/2020	WD	Q	I	02	95,000
GRANTOR: HARRELL PAUL & PATRIC						
GRANTEE: DANESE GINO & PATRI						
1348/0175	9/07/2005	WD	Q	I		60,500
GRANTOR: SCARBORO JOHN						
GRANTEE: HARRELL PAUL & PATR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W66 S14 E66 N14 $.

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	1242	WD DECK A	0	0	10	12	120.00	SF	10.00	10.00	100	1994	1994	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 240

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,750							

REVIEW DATE 04/10/2019 BY KWA Total Acres: 1.01 Total Land Value: 75,750 Market: 0 Agricultural: 0 Common: 75,750 PRINTED 08/02/2023 BY SYS