BLOCK 3 LOT 12
IN OR 1446/458
HOLLY POINT NORTH 2 PB 4/80

ROSSI ROBERT R & INES M
1571 YATES AVE
BRONX, NY 32034-2273

2023

36-2N-27-525P-0003-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85002 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	102,290
TOTAL MARKET VALUE	102,290
SOH/AGL Deduction	35,437
ASSESSED VALUE	66,853
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,853
TOTAL JUST VALUE	102,290
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/0458	9/21/2006	WD	U	I	23	55,000
GRANTOR: HERNDON JAMES R						
GRANTEE: ROSSI ROBERT R & IN						
0805/1703	9/10/1997	WD	U	I	10	24,900
GRANTOR: HICKS SUSAN E						
GRANTEE: HERDON JAMES R						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000116	C	SFR MARSH	0		OR	0.00	0.00	0.85	AC		1.00	1.00	0.80	150,000.00	120,000.00	102,000							
2	009630	C	SWAMP	0			0.00	0.00	0.58	AC		1.00	1.00	1.00	500.00	500.00	290							

REVIEW DATE 05/26/2023 BY MLU Total Acres: 1.43 Total Land Value: 102,290 Market: 0 Agricultural: 0 Common: 102,290 PRINTED 08/02/2023 BY SYS