

LOT 9
OYSTER BAY #5 PB 6/12

SOLOMON GARY & AGATHA/LOGSDON JANICE M
142R GREEN LANE
DURHAM, CT 06422

2023

46-3N-28-5484-0009-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4										
Exterior Wall	31	HARDIE BRD 100	0500	01	2,444	109.2700	155.71	380,555	1997	2005	0	0	0	8.00	92.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 2023													Heated Area: 1837									
Roof Cover	03	COMP SHNGL 100	30													HX Base Yr									
Interior Wall	05	DRYWALL 100	10													12									
Interior Floo	12	HARDWOOD 70	10													22									
Interior Floo	14	CARPET 30	11													22									
Air Condition	03	CENTRAL 100	14													12									
Heating Type	04	AIR DUCTED 100	11													12									
Bedrooms		3 100	10													12									
Bathrooms		2 100	11													12									
Frame	02	WOOD FRAME 100	10													12									
Stories	1.5	1.5 100	10													12									
Units	00	0 100	10													12									
Occupancy	00	NONE 100	10													12									
Quality			03	Quality Level 03																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM			MKT AREA												04										
NEIGHBORHOOD/LOC			4024.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,837	100	1,837	263,156																					
FGR	462	55	254	36,386																					
FOP	228	30	68	9,741																					
FSP	157	40	63	9,025																					
USP	300	30	90	12,893																					
UUS	264	50	132	18,910																					
TOTALS			3,248	2,444	350,111																				
EXTRA FEATURES			96107 LIGHT WIND DR, FERNANDINA BEACH													BLD DATE XF DATE INC DATE									
L N	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									
2	0811	CONCRETE B	0	0	0	1,335.00	SF	5.20	5.20	100	1997	1997	3	75	5,207										
3	0462	ST/AL FNC	0	0	120	480.00	SF	10.00	10.00	100	2015	2015	3	81	3,888										
4	0463	FENCE GATE	0	0	0	3.00	UT	300.00	300.00	100	2015	2015	3	90	810										
5	0855	CONC PAVER	0	0	0	259.00	SF	10.00	10.00	100	2010	2010	3	92	2,383										
LAND DESCRIPTION			TOTAL OB/XF													12,288									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000133	C	SFR LAKE	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000								
REVIEW DATE 02/15/2017 BY KW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2559/0171	4/28/2022	WD	Q	I	01	640,000

GRANTOR: LOGSDON JAMES R & JAN
GRANTEE: SOLOMON GARY & AGAT
2010/1873 10/23/2015 WD Q I 01 320,000
GRANTOR: MILLER LORRAINE S
GRANTEE: LOGSDON JAMES R & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 USP=[YR=2016] W30 S10 FSP=[YR=2007] S8 E19 N5 U3 R3 W22 \$ E30 N10\$ S10 W8 D3 L3 S5 W19 N11 W14 S29 E14 S7 FOP=[YR=1997] S10 E30 FGR=[YR=1997] S4 E21 N22 W21 S18\$ N6 W7 U4 L4 W6 D4 L4 W5 U4 L4 \$ R4 D4 E5 U4 R4 E6 R4 D4 E7 N12 E15 N35\$ PTR=E15 UUS=[YR=1997] E12 S22 W12 N22\$ W15\$.