LOT 38
IN OR 1800/225
PDSTRIAN ESMT PT OR 1179/1730

BEHM KEVIN J & JANELLE MARIE
61 BITTERSWEET DR
GALES FERRY, CT 06335

2024

00-00-30-0315-0038-0000

BUILDING CHARACTERISTICS

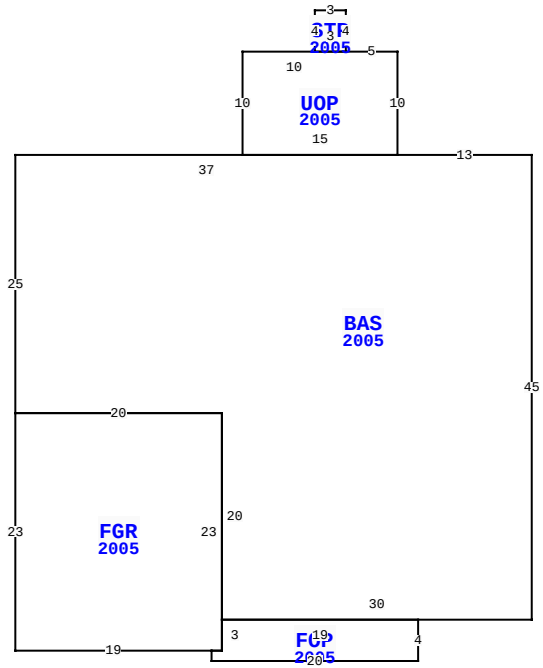
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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 02
NEIGHBORHOOD/LOC	2027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100	1,850	232,042
FGR	460	55	253	31,733
FOP	77	30	23	2,885
STP	12	10	1	125
UOP	150	20	30	3,762
TOTALS	2,549		2,157	270,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,157	109.6620	137.08	295,682	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2014 Heated Area: 1850 HX Base Yr 2014



96035 MONTEGO BAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		270,549
TOTAL MARKET OB/XF VALUE		6,303
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		476,852
SOH/AGL Deduction		207,808
ASSESSED VALUE		269,044
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,044
TOTAL JUST VALUE		476,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509832	H/AC	0	06/01/2005
E0515020	ELEC OTHER	1,900	05/01/2005
E14629	ELEC OTHER	1,500	03/01/2005
B0412711	NEW CONSTR	146,000	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1800/0225	6/15/2012	WD	Q	I	02	205,000
GRANTOR: VENIERIS GEORGE TRUST						
GRANTEE: BEHM KEVIN J & JANE						
1565/0794	5/07/2008	WD	U	I	01	100
GRANTOR: VENIERIS GEORGE I						
GRANTEE: VENIERIS GEORGE TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 UOP=[YR=2005] N10 W5 STP=[YR=2005] N4 W3 S4 E3$ W10 S10 E15$ W37 S25 FGR=[YR=2005] S23 E19 FOP=[YR=2005] S1 E20 N4 W19 S3 W1$ E1 N23 W20$ E20 S20 E30 N45$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	638.00	SF	5.20	5.20	100	2005	2005	3	86	2,853	
3	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2005	2005	3	86	335	

LAND DESCRIPTION

TOTAL OB/XF 6,303

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	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS