PT OF LOT 22 (S-8)
IN OR 2476/1734
E O FRIEND SUB DB Z/165

CAVALIERI JOHN & ANNE M FAMILY TRUST/CAVALIERI CHR
36 LAUREL ST
HOLBROOK, NY 11741

**2024**

**00-00-30-034B-0022-0080**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

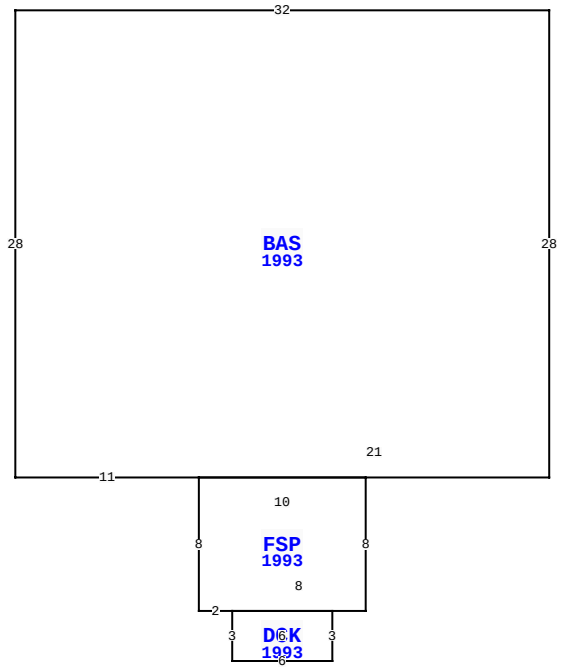
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 2020.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 896 | 100 | 896 | 39,942 |
| DCK | 18 | 10 | 2 | 89 |
| FSP | 80 | 40 | 32 | 1,427 |
| TOTALS | 994 | | 930 | 41,457 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 930 | 85.3200 | 81.05 | 75,376 | 1948 | 1948 | 0 | 0 | 0 | 45.00 | 55.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 896 HX Base Yr




202 BONNIEVIEW RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 41,457 |
| TOTAL MARKET OB/XF VALUE | 3,372 |
| TOTAL LAND VALUE - MARKET | 115,000 |
| TOTAL MARKET VALUE | 159,829 |
| SOH/AGL Deduction | 26,821 |
| ASSESSED VALUE | 133,008 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 133,008 |
| TOTAL JUST VALUE | 159,829 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 158,204 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2476/1734 | 4/16/2021 | WD | U | I | 11 | 100 |
| GRANTOR: CAVALIERI JOHN & ANNE | | | | | | |
| GRANTEE: CAVALIERI JOHN & AN | | | | | | |
| 1447/1683 | 9/27/2006 | WD | Q | I | | 90,000 |
| GRANTOR: SABIN OWEN & CARLEEN | | | | | | |
| GRANTEE: CAVALIERI JOHN & AN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W32 S28 E11 FSP=[YR=1993] S8 E2 DCK=[YR=1993] S3 E6 N3 W6$ E8 N8 W10$ E21 N28$.

## 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 | 32 | 12 | 384.00 | SF | 10.00 | 10.00 | 100 | 1986 | 1986 | 3 | 20 | 768 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 28 | 24 | 672.00 | SF | 5.20 | 5.20 | 100 | 1988 | 1988 | 3 | 54.5 | 1,904 | |
| 3 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1949 | 1949 | 3 | 20 | 700 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,372

| 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 | 0 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 115,000.00 | 115,000.00 | 115,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/06/2024 BY SYS