

PT OF LOT 28
IN OR 2280/1006
(EX OR 2398/1346)

PETERS NANCY & GARY R
360 PETERS ROAD
CALLICOON, NY 12723

2024

00-00-30-034B-0028-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																																																																																																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																																																																																																																																																																																						
																				<table border="1"> <tr> <td>VALUATION BY</td> <td colspan="10"></td> <td>STANDARD</td> </tr> <tr> <td>Tax Group: 8</td> <td colspan="10"></td> <td>Tax Dist:</td> <td colspan="10"></td> </tr> <tr> <td>BUILDING MARKET VALUE</td> <td colspan="10"></td> <td></td> <td>0</td> </tr> <tr> <td>TOTAL MARKET OB/XF VALUE</td> <td colspan="10"></td> <td></td> <td>0</td> </tr> <tr> <td>TOTAL LAND VALUE - MARKET</td> <td colspan="10"></td> <td></td> <td>303,600</td> </tr> <tr> <td>TOTAL MARKET VALUE</td> <td colspan="10"></td> <td></td> <td>303,600</td> </tr> <tr> <td>SOH/AGL Deduction</td> <td colspan="10"></td> <td></td> <td>0</td> </tr> <tr> <td>ASSESSED VALUE</td> <td colspan="10"></td> <td></td> <td>303,600</td> </tr> <tr> <td>TOTAL EXEMPTION VALUE</td> <td colspan="10"></td> <td></td> <td>0</td> </tr> <tr> <td>BASE TAXABLE VALUE</td> <td colspan="10"></td> <td></td> <td>303,600</td> </tr> <tr> <td>TOTAL JUST VALUE</td> <td colspan="10"></td> <td></td> <td>303,600</td> </tr> <tr> <td>NCON VALUE</td> <td colspan="10"></td> <td></td> <td>0</td> </tr> <tr> <td>INCOME VALUE</td> <td colspan="10"></td> <td></td> <td></td> </tr> <tr> <td>PREVIOUS YEAR MKT VALUE</td> <td colspan="10"></td> <td></td> <td>303,600</td> </tr> </table>										VALUATION BY											STANDARD	Tax Group: 8											Tax Dist:											BUILDING MARKET VALUE												0	TOTAL MARKET OB/XF VALUE												0	TOTAL LAND VALUE - MARKET												303,600	TOTAL MARKET VALUE												303,600	SOH/AGL Deduction												0	ASSESSED VALUE												303,600	TOTAL EXEMPTION VALUE												0	BASE TAXABLE VALUE												303,600	TOTAL JUST VALUE												303,600	NCON VALUE												0	INCOME VALUE													PREVIOUS YEAR MKT VALUE												303,600
VALUATION BY											STANDARD																																																																																																																																																																																																																
Tax Group: 8											Tax Dist:																																																																																																																																																																																																																
BUILDING MARKET VALUE												0																																																																																																																																																																																																															
TOTAL MARKET OB/XF VALUE												0																																																																																																																																																																																																															
TOTAL LAND VALUE - MARKET												303,600																																																																																																																																																																																																															
TOTAL MARKET VALUE												303,600																																																																																																																																																																																																															
SOH/AGL Deduction												0																																																																																																																																																																																																															
ASSESSED VALUE												303,600																																																																																																																																																																																																															
TOTAL EXEMPTION VALUE												0																																																																																																																																																																																																															
BASE TAXABLE VALUE												303,600																																																																																																																																																																																																															
TOTAL JUST VALUE												303,600																																																																																																																																																																																																															
NCON VALUE												0																																																																																																																																																																																																															
INCOME VALUE																																																																																																																																																																																																																											
PREVIOUS YEAR MKT VALUE												303,600																																																																																																																																																																																																															
DOR CODE		0000 VACANT																		<table border="1"> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																																																																																																																																																										
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																																																																																																																																																																																								
MAP NUM																				<table border="1"> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> <tr> <td>2280/1006</td> <td>6/07/2019</td> <td>WD Q</td> <td>Q</td> <td>I</td> <td>05</td> <td>300,000</td> </tr> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2280/1006	6/07/2019	WD Q	Q	I	05	300,000																																																																																																																																																																																
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																																																																																																																																																																																					
2280/1006	6/07/2019	WD Q	Q	I	05	300,000																																																																																																																																																																																																																					
NEIGHBORHOOD/LOC		2020.00																		<p>GRANTOR: NAVON ZIV</p> <p>GRANTEE: PETERS NANCY & GARY</p>																																																																																																																																																																																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											<table border="1"> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																																																																																																																																																																													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																																																																																																																																																																																																						
TOTALS										FRIENDLY RD, FERNANDINA BEACH										<p>BUILDING NOTES</p> <p>BUILDING DIMENSIONS</p>																																																																																																																																																																																																							
EXTRA FEATURES																																																																																																																																																																																																																											
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																																																																																																																																																																																																											
LAND DESCRIPTION										TOTAL OB/XF										0																																																																																																																																																																																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																																																																																																																																																																			
1	000115	C	SFR ACRES	0		RSF-2	0.00	0.00	3.30	AC		1.00	1.00	0.80	115,000.00	92,000.00	303,600																																																																																																																																																																																																										
<p>REVIEW DATE 02/08/2024 BY KBA Total Acres: 3.30 Total Land Value: 303,600 Market: 0 Agricultural: 0 Common: 303,600 PRINTED 08/06/2024 BY SYS</p>																																																																																																																																																																																																																											