

LOT 46
DUNES OF AMELIA PHASE 1
PBK 8/88

MADERSKY THOMAS RICHARD & LEE ANNE
59 MASHAUG RD
UNION, CT 06076

2024

00-00-30-044D-0046-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2121.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,925	100	1,925	313,065
FGR	460	55	253	41,145
FOP	54	30	16	2,602
FOP	96	30	29	4,717
TOTALS	2,535		2,223	361,529

TOTALS		2,859	2,225	361,325			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0855	CONC PAVER	0	0	0	0	
2	0855	CONC PAVER	0	0	0	0	
3	0476	VF 6 SBPL	0	0	0	0	
4	0470	VNYL GATE	0	0	0	0	
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LAND DESCRIPTION					R
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	D
1	000100	C	SFR	0	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,223	132.7606	165.95	368,907	2018	2018	0	0	0	2.00	98.00
1 SNGL FAM - 0% - 2024 Heated Area: 1925 HX Base Yr												
425 SARGASSO ST, FERNANDINA BEACH												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
			03/13/2024 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		361,529	
TOTAL MARKET OB/XF VALUE		7,445	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		518,974	
SOH/AGL Deduction		0	
ASSESSED VALUE		518,974	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		518,974	
TOTAL JUST VALUE		518,974	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		467,721	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0445	SCR RM COMP	25,800	09/19/2023
20172316	CO ISSUED	0	02/23/2018
20172316	NEW CONSTR	244,008	07/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/303	5/26/2023	WD	Q	I	01	670,000
GRANTOR: BURNETTE MARY F						
GRANTEE: MADERSKY THOMAS RIC						
2180/1412	2/26/2018	WD	Q	I	01	320,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BURNETTE CHARLES J						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2018] U3 L3 W6 D3 L3 FOP=[YR=2018] W16 S6 E16 N6\$ S6 W16 N15 W16 S63 E15 N8 FOP=[YR=2018] E9 FGR=[YR=2018] S11 E20 N23 W20 S12\$ N6 W9 S6\$ N6 E9 N6 E20 N34\$.												