

LOT 7
& PT ABANDONED R/W RESOLUTION
91-111 IN OR 644/779

PEVERA JACQUELINE/FARRELL MICHAEL
255 S 8TH ST
LINDENHURST, NY 11757

2024

00-00-30-0840-0007-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

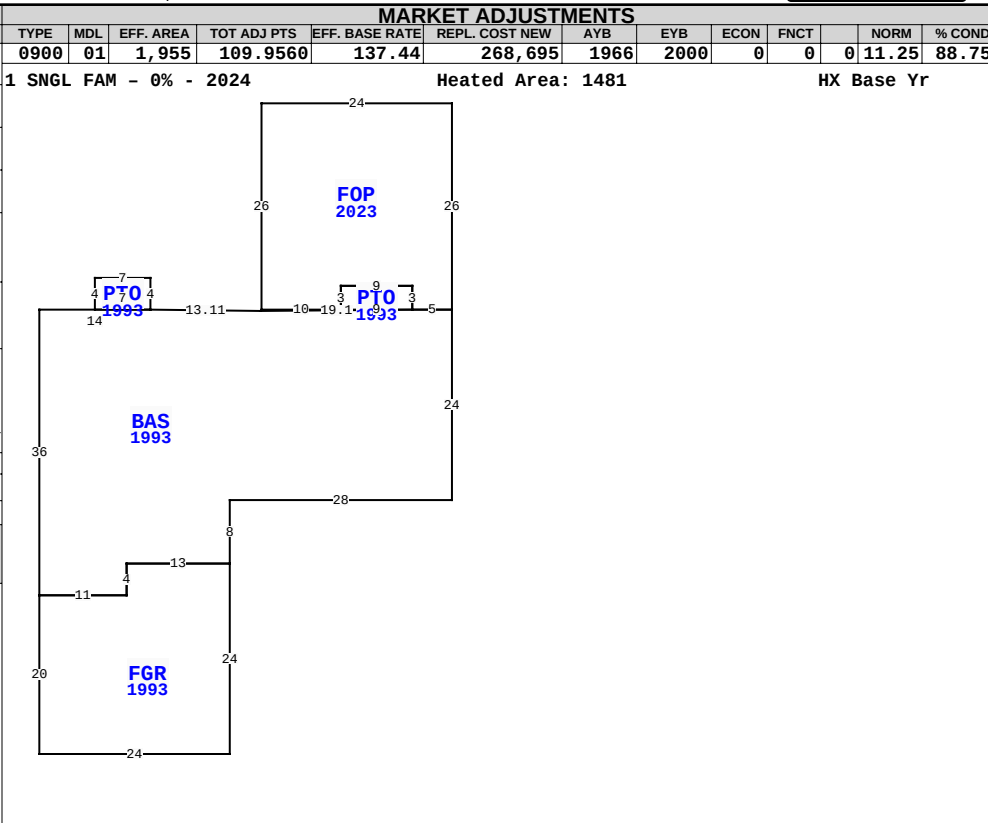
MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,481	100	1,481	180,650
FGR	532	55	293	35,740
FOP	597	30	179	21,834
PTO	27	5	1	122
PTO	28	5	1	122

TOTALS	2,665	1,955	238,467
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	19	19			
2	0810	CONCRETE A	0	0	4	2			
3	0810	CONCRETE A	0	0	14	4			



806 ADAMS RD, FERNANDINA BEACH	BLD DATE 09/19/2011	KK	LGL DATE	03/14/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG 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
1	0810	CONCRETE A	0	0	19	19			6.50	100	1966	1966	3	20	469	
2	0810	CONCRETE A	0	0	4	2			6.50	100	1966	1966	3	20	10	
3	0810	CONCRETE A	0	0	14	4			6.50	100	2000	2000	3	79	288	

LAND DESCRIPTION										TOTAL OB/XF										767	
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	L VA				
1	000100	C	SFR	0		RSF	2100.00	180.00	100.00	FF		1.00	1.00	1.00	1,600.00	1,600.00					

NASSAU COUNTY PROPERTY										PAGE 1 of 1		8
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 8		
Tax Group: 8										Tax Dist:		
BUILDING MARKET VALUE										238,467		
TOTAL MARKET OB/XF VALUE										767		
TOTAL LAND VALUE - MARKET										160,000		
TOTAL MARKET VALUE										399,234		
SOH/AGL Deduction										0		
ASSESSED VALUE										399,234		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										399,234		
TOTAL JUST VALUE										399,234		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										293,927		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E973768	CHNGE SRVC	0	06/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2659/1562	8/08/2023	WD	Q	I	01	472,500	
GRANTOR: YONN JARROD							
GRANTEE: PEVERA JACQUELINE							
2511/1721	10/26/2021	QC	U	I	11	100	
GRANTOR: YONN JARROD & ROBYN E							
GRANTEE: YONN JARROD							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W5 D0.2L19.1 U0.2L13.11 W14 S36 E11 N4 E13 N8 E28 N24 \$									
FGR=[YR=1993;ORIG=-52,36] S20 E24 N24 W13 S4 W11 \$									
PTO=[YR=1993;ORIG=-38,0] N4 W7 S4 E7 \$									
PTO=[YR=1993;ORIG=-5,0] N3 W9 S3 E9 \$									
FOP=[YR=2023;ORIG=0,0] N26 W24 S26 E10 N3 E9 S3 E5 \$									