

LOT 12
IN OR 1321/142
THE SANDPIPER #2 PB 6/233

MEADOWS RANDALL S & SHARON M
124 WOODRIDGE CIRCLE
NEW CANAAN, CT 06840

2024

00-00-30-2060-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	612	100	612	77,497
FGR	382	55	210	26,592
FOP	60	30	18	2,280
FOP	128	30	38	4,812
FST	32	55	18	2,280
FST	36	55	20	2,533
FUS	1,268	100	1,268	160,567
FUS	1,268	100	1,268	160,567
UOP	943	20	189	23,933
TOTALS	4,729		3,641	461,060

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	808.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	10	5	50.00	SF	6.50	6.50	
3	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	3,641	148.1040	140.70	512,289	2003	2003	0	0	10.00	90.00
1 TOWNHOUSE - 0% - 0 Heated Area: 3148 HX Base Yr											
95125 SANDPIPER LOOP, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/15/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			461,060
TOTAL MARKET OB/XF VALUE			16,802
TOTAL LAND VALUE - MARKET			450,000
TOTAL MARKET VALUE			927,862
SOH/AGL Deduction			36,888
ASSESSED VALUE			890,974
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			890,974
TOTAL JUST VALUE			927,862
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			930,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004535	BATH/DKITCHEN	110,000	04/19/2024
M1217738	H/AC	0	11/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1321/0142	5/31/2005	WD	Q	I	
GRANTOR: MCALLISTER WAYLAND W					750,000
GRANTEE: MEADOWS RANDALL S &					
1142/1964	6/05/2003	WD	Q	I	485,500
GRANTOR: NASSAU LAND CO LLC					
GRANTEE: MCALLISTER WAYLAND					

BUILDING NOTES											
BUILDING DIMENSIONS											
FOP=[YR=2003] W16 FST=[YR=2003] W9 S4 BAS=[YR=2003] S34 FOP=[YR=2003] S12 E5 FGR=[YR=2003] E20 N20 FST=[YR=2003] N4 W8 S4 E8 \$ W14 S3 W6 S17 \$ N12 W5 \$ E5 N5 E6 N3 E6 N4 E8 N18 W16 N4 W9 \$ E9 N4 \$ S8 E16 N8 \$ PTR= E15 FUS=[YR=2003] E25 S50 W16 S2 W9 N52 \$ W15 \$ PTR= N15 FUS=[YR=2003] N2 E16 N50 W25 S52 E9 \$ S15 \$ PTR= W30 UOP=[YR=2003] W5 N4 W13 S4 W6 S14 E9 S13 W9 S15 E24 N42 \$ E30 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		RG-1	0.00	0.00	1.00	UT	

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	450,000.00	450,000.00	450,000								