

BLOCK 3 LOT 6
AMELIA PARK COASTAL DISTRICT
TRACT C BLOCK 3 REPLAT PB 8/81

TOBIN NANCY L/E/
162 POND VIEW DR
PORT WASHINGTON, NY 11050

2024

00-00-31-102D-0003-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,403	100	1,403	288,149
FGR	483	55	266	54,632
FOP	144	30	43	8,832
FOP	232	30	70	14,377
FST	30	55	16	3,286
FUS	618	100	618	126,925
PTO	111	5	6	1,232
STP	40	10	4	821
STR	18	10	2	411

TOTALS	3,079		2,428	498,665
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	592.00	SF	6.50

MARKET ADJUSTMENTS

1 SFR CUST - 0% - 2024

Heated Area: 2021

HX Base Yr

1761 S 15TH ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/21/2024 MLU

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		498,665	
TOTAL MARKET OB/XF VALUE		3,656	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		682,321	
SOH/AGL Deduction		0	
ASSESSED VALUE		682,321	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		682,321	
TOTAL JUST VALUE		682,321	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		532,382	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150412	NEW CONSTR	231,833	02/24/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2470/0550	6/10/2021	LE	U	I	11
GRANTOR: TOBIN NANCY					
GRANTEE: LEICHTER VAN					
2345/0279	3/05/2020	WD	Q	I	01
GRANTOR: GIBSON TOM RODERICK &					
GRANTEE: TOBIN BERT & NANCY					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2015] W21 S23 E1 PTO=[YR=2015] S20 STR=[YR=2015] S3 FOP=[YR=2015] W12 S8 BAS=[YR=2015] S30 E2 FOP=[YR=2015] S8 E9 STP=[YR=2015] S4 E10 N4 W10\$ E20 N8 W29\$ E30 N61 W15 S9 E1 S22 W18 \$ E18 N8 W6\$ E6 N3 W6\$ E6 N11 W1 N9 W5\$ E20 N23\$ PTR=E15 FUS=[YR=2015] E19 FST=[YR=2015] E6 S5 W6 N5\$ S5 E1 S4 E12 S13 W5 S3 W3 N3 W6 S3 W3 N3 W6 S3 W3 N3 W6 N22\$ W15\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		R-2	0.00	0.00	45.00