

GATSOS MICHAEL & SUSAN FAMILY REVOCABLE TRUST/GATS
1728 BARBEE ST
MCLEAN, VA 22101

00-00-31-102P-0011-01D0

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0320 12 2,401 228.8251 217.38 521,929 2001 2001 0 0 11.00 89.00										Tax Group: 2 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 TOWNHOUSE - 0% - 0 Heated Area: 1952 HX Base Yr										BUILDING MARKET VALUE 464,517									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 5,908									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 128,000									
Interior Floo 14 CARPET 70																				TOTAL MARKET VALUE 598,425									
Interior Floo 11 CLAY TILE 30																				SOH/AGL Deduction 103,308									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 495,117									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 3 100																				BASE TAXABLE VALUE 495,117									
Bathrooms 2.5 100																				TOTAL JUST VALUE 598,425									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 2. 2. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 569,170									
Quality 06 Quality Level 06																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				20120023 H/AC 2,500 01/09/2012									
MAP NUM MKT AREA 01																				20080587 REPAIR/RRF 3,000 04/14/2008									
NEIGHBORHOOD/LOC 1031.00																				011638 REMODEL 5,000 07/19/2001									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				2004201 NEW CONSTR 121,000 10/19/2000									
BAS 1,235 100 1,235 238,933																													
FDG 420 60 252 48,754																													
FEP 126 80 101 19,540																													
FOP 90 30 27 5,223																													
FOP 90 30 27 5,223																													
FOP 140 30 42 8,126																													
FUS 717 100 717 138,716																													
TOTALS 2,818 2,401 464,517																													
EXTRA FEATURES										1585 PARK AVE, FERNANDINA BEACH										BLD DATE LGL DATE									
																				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																				03/21/2024 MLU									
1 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 2001 2001 3 85 2,975																													
2 0810 CONCRETE A 0 0 11 3 33.00 SF 6.50 6.50 100 2001 2001 3 80 172																													
3 0810 CONCRETE A 0 0 17 16 272.00 SF 6.50 6.50 100 2001 2001 3 80 1,414																													
4 0851 PATIO STON 0 0 0 0 349.00 SF 1.50 1.50 100 2001 2001 3 80 419																													
5 0470 VNYL GATE 0 0 0 0 2.00 UT 300.00 300.00 100 2001 2001 3 55 330																													
6 0476 VF 6 SBPL 0 0 0 0 10.00 LF 32.00 32.00 100 2001 2001 3 55 176																													
7 0476 VF 6 SBPL 0 0 0 0 48.00 LF 16.00 16.00 100 2001 2001 3 55 422																													
LAND DESCRIPTION										TOTAL OB/XF 5,908																			
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 000100 C SFR 0 R-2 0.00 0.00 32.00 FF 1.00 1.00 1.00 4,000.00 4,000.00 128,000																													
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 128,000 Market: 0 Agricultural: 0 Common: 128,000 PRINTED 08/06/2024 BY SYS																													