

LOT 262
IN OR 2694/1066
GA FDNA BEACH 2 UNR

MARTINEZ MARIO F
42 KINGS RD
NEW WINDSOR, NY 12553

2024

00-00-31-134B-0262-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1041.0	100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	886	100	886	100,430
HXB	1,015	100	1,015	115,052
UOP	20	20	4	453
TOTALS	1,921		1,905	215,935

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	25	3		75.00	SF 6.50	100	1981
2	0810	CONCRETE A	0	0	51	9		459.00	SF 6.50	100	1981
3	1241	WD DECK G	0	0	0	0		588.00	UT 17.25	100	2004
4	1242	WD DECK A	0	0	24	4		96.00	SF 10.00	100	2004
5	1242	WD DECK A	0	0	0	0		540.00	SF 10.00	100	2004

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	000800	C	MULTI-FAM	0	0006	R-2	50.00	100.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	1,905	107.8000	134.75	256,699	1981	1990	0	0	15.88	84.12
1 DUPLEX - 0% - 0											
Heated Area: 1901											
HX Base Yr											
33 27 27 15 5 3 5 13 APT 1993 35 29 29 35 HXB 1993											
UOP 2012											

732 TARPON AVE U&D, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/20/2024 MLU											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 2											
VALUATION SUMMARY											
VALUATION BY											
STANDARD											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
215,935											
TOTAL MARKET OB/XF VALUE											
6,265											
TOTAL LAND VALUE - MARKET											
265,000											
TOTAL MARKET VALUE											
487,200											
SOH/AGL Deduction											
90,015											
ASSESSED VALUE											
397,185											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
397,185											
TOTAL JUST VALUE											
487,200											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
463,832											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091076	100 & 200 AMP SRV	1,500	08/17/2009
19991241	INTERIOR REMODEL	1,500	09/20/1999
19990332	ELEVATED DECK & S	1,400	04/30/1999
8061	REMODEL	3,250	12/28/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2694/1066	2/13/2024	QC	U	I	11	100	
GRANTOR: MARTINEZ MARIO F &							
GRANTEE: MARTINEZ MARIO F							
2542/0185	2/21/2022	QC	U	I	11	100	
GRANTOR: MARTINEZ MARIO F							
GRANTEE: MARTINEZ MARIO F &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
APT=[YR=1993] W33 S27 E15 UOP=[YR=2012] S3 E5 N4 W5 S1\$ N1 E5 S1 E13 N27 \$ PTR= E15 HXB=[YR=1993] E35 S29 W35 N29 \$ W15 \$.											