LOT 24
OCEAN RIDGE PB 5/103 & 104

TURNYANSZKI CAROLE & MICHAEL
521 EAST BRANCH ROAD
PATTERSON, NY 12563

2024

00-00-31-155R-0024-0000

BUILDING CHARACTERISTICS

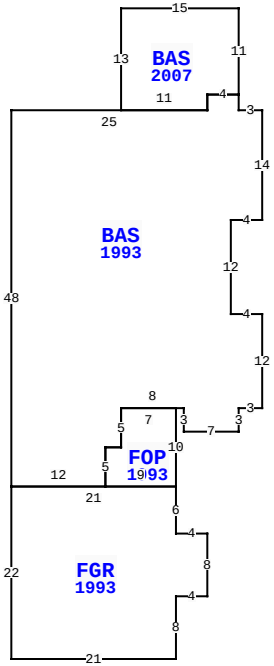
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1075.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,327	100	1,327	165,576
BAS	187	100	187	23,333
FGR	494	55	272	33,939
FOP	80	30	24	2,995
TOTALS	2,088		1,810	225,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,810	115.8000	144.75	261,998	1989	1995	0	0	0	13.80	86.20

1 SNGL FAM – 0% - 2024 Heated Area: 1514 HX Base Yr



150 IBIS CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	225,842
TOTAL MARKET OB/XF VALUE	6,235
TOTAL LAND VALUE - MARKET	260,000
TOTAL MARKET VALUE	492,077
SOH/AGL Deduction	0
ASSESSED VALUE	492,077
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	492,077
TOTAL JUST VALUE	492,077
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	450,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070824	ADDITION	3,960	05/10/2007
20052588	REPAIR/RRF	5,000	09/01/2005
4605-B	N/A	45,800	12/16/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/1585	2/23/2023	WD	Q	I	01	585,000
GRANTOR: HARTSHORN WILLIAM S &						
GRANTEE: TURNYANSZKI CAROLE						
2597/1015	10/17/2022	FJ	U	I	11	0
GRANTOR: HARTSHORN WILLIAM R E						
GRANTEE: HARTSHORN WILLIAM S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W3 N2 W4 S2 W25 S48 E12 N5 E2 N5 E8 S3 E7 N3 E3 N12 W4 N12 E4 N14 $
FGR=[YR=1993;ORIG=-32,48] S22 E21 N8 E4 N8 W4 N6 W21 $
BAS=[YR=2007;ORIG=-3,-2] N11 W15 S13 E11 N2 E4 $
FOP=[YR=1993;ORIG=-11,48] N10 W7 S5 W2 S5 E9 $
.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	0	47	17	846.00	SF	5.20	5.20	100	1989	1989	3	57	2,508	
2	0810	CONCRETE A	0	0	44	3	75.00	SF	6.50	6.50	100	1989	1989	3	57	278	
3	0810	CONCRETE A	0	0	0	0	151.00	SF	6.50	6.50	100	1989	1989	3	57	559	
4	0858	SCULP CONC	0	0	0	0	234.00	SF	13.00	13.00	100	2002	2002	3	95	2,890	

LAND DESCRIPTION

TOTAL OB/XF 6,235

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	1.00	LT		1.00	1.00	1.00	260,000.00	260,000.00	260,000							

REVIEW DATE 08/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 08/06/2024 BY SYS