

W'LY 94 FT OF LOT 32
IN OR 2286/839
SORENSENS OCEAN TERRACE UNR

COSEGLIA DAVID A & MARY E
122 7TH ST
NEW YORK, NY 11209

2024

00-00-31-1700-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD\$ Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	954	100	954	114,697
HXB	45	100	45	5,410
HXB	1,368	100	1,368	164,472
HXG	324	55	178	21,400
HXP	288	30	86	10,340
HXP	288	30	86	10,340
HXU	45	55	25	3,006
TOTALS	3,312		2,742	329,666

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	1241	WD DECK G	0	0	20	10	200.00	UT	23.00	23.00	100	2003
3	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	2003
4	0855	CONC PAVER	0	0	0	0	1,900.00	SF	10.00	10.00	100	2024

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000800	C	MULTI-FAM	0	0006	R-2	78.00	94.00	1.00	LT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,742	111.8400	139.80	383,332	1987	1995	0	0	0	14.00	86.00
1 DUPLEX - 0% - 0												
Heated Area: 2367												
HX Base Yr												

848 ELLEN ST A&B, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE												
TOTAL OB/XF 20,682												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		329,666	
TOTAL MARKET OB/XF VALUE		20,682	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		650,348	
SOH/AGL Deduction		111,933	
ASSESSED VALUE		538,415	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		538,415	
TOTAL JUST VALUE		650,348	
NCON VALUE		19,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		625,965	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060344	METAL ROOF	6,300	02/14/2006
4233	NEW CONSTR	71,241	03/25/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2286/0839	6/27/2019	WD	Q	I	01	412,500	
GRANTOR: CARTER-GRAY MARGARET							
GRANTEE: COSEGLIA DAVID A &							
1272/0914	11/09/2004	WD	U	I	01	100	
GRANTOR: CARTER-GRAY MARGARET							
GRANTEE: CARTER-GRAY MARGARET							

BUILDING NOTES												
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BUILDING DIMENSIONS												
HXP=[YR=1993] W36 S8 HXB=[YR=1993] S9 HXU=[YR=1993] S9 HXG=[YR=1993] S5 APT=[YR=1993] S15 E36 N38 W18 S23 W18 \$ E18 N23 W13 S18 W5 \$ E5 N9 W5 \$ E5 N9 W5 \$ E36 N8 \$ PTR= E15 HXP=[YR=1993] E36 S8 HXB=[YR=1993] S38 W36 N38 E36 \$ W36 N8 \$ W15 \$.												