BLOCK 26 LOT 11
IN OR 2233/1031
CITY OF FDNA BEACH

PAPAJ RICHARD J JR/PORTER BRENDA L
10 SELDEN STREET UNIT #1
ROCHESTER, NY 14605

2024

00-00-31-1800-0026-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

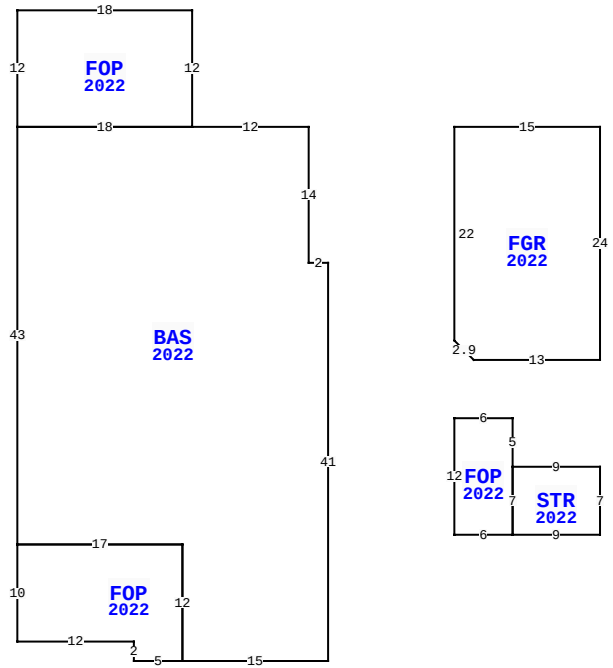
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100	1,528	212,071
FGR	358	55	197	27,342
FOP	72	30	22	3,053
FOP	180	30	54	7,495
FOP	216	30	65	9,021
STR	63	10	6	833
TOTALS	2,417		1,872	259,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,872	111.0340	138.79	259,815	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 0 Heated Area: 1528 HX Base Yr



219 S 5TH ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	259,815
TOTAL MARKET OB/XF VALUE	5,738
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	465,553
SOH/AGL Deduction	46,816
ASSESSED VALUE	418,737
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	418,737
TOTAL JUST VALUE	465,553
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	452,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211035	NEW CONSTR	0	02/08/2021
20211036	GARAGE	0	02/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2233/1031	10/26/2018	PR	Q	V	02	160,000
GRANTOR: MCCARTHY SUSAN M & MA						
GRANTEE: PAPAJ RICHARD J JR						
1752/0818	8/19/2011	QC	U	I	11	100
GRANTOR: CHAMPION WALTER LEWIS						
GRANTEE: CHAMPION WALTER LEW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W12 FOP=[YR=2022] N12 W18 S12 E18$ W18 S43 FOP=[YR=2022] S10 E12 S2 E5 N12 W17$ E17 S12 E15 N41 W2 N14$ PTR=E15 FGR=[YR=2022] E15 S24 W13 U2 L2 N22$ W15$ PTR=E15 S30 FOP=[YR=2022] E6 S5 STR=[YR=2022] E9 S7 W9 N7$ S7 W6 N12 $ N30W15$.

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	0	0	996.00	SF	5.20	5.20	100	2022	2022	3	100	5,179	
2	0810	CONCRETE A	0	0	0	0	86.00	SF	6.50	6.50	100	2022	2022	3	100	559	

LAND DESCRIPTION

TOTAL OB/XF 5,738

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 05/10/2022 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS