

BLK 143 S1/2 OF LOT 8
CITY OF FDNA BEACH S/D OF
SEC 23-3N-28E UNR

KANTOR JOHN B & CYNTHIA L
93 WALWORTH AVENUE
SCARSDALE, NY 10583

2024

00-00-31-1800-0143-0082



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	994	100	994	101,285
BAS	140	100	140	14,265
UEP	48	60	29	2,955
UST	24	45	11	1,120
TOTALS	1,206		1,174	119,626

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	12	8			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		R-2	50.00	100.00	50.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,174	114.1000	108.40	127,262	1930	2010	0	0	6.00	94.00
1 SINGLE FAM - 0% - 2023 Heated Area: 1134 HX Base Yr											
505 S 10TH ST, FERNANDINA BEACH											

TOTAL OB/XF											
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	12	8				100	1990

TOTAL OB/XF											
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	12	8				100	1990

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		119,626	
TOTAL MARKET OB/XF VALUE		371	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		229,997	
SOH/AGL Deduction		0	
ASSESSED VALUE		229,997	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		229,997	
TOTAL JUST VALUE		229,997	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		214,637	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081795	H/AC	7,800	12/09/2008
20081748	REMODEL	2,000	11/25/2008
20081739	REMODEL	12,500	11/25/2008
20052956	REMODEL	1,000	11/03/2005
20052891	REMODEL	5,000	10/20/2005
6251	REPAIR/RRF	1,000	11/08/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2568/0080	6/06/2022	WD	Q	I	01
GRANTOR: IGLE ANGELA BENJAMIN					
GRANTEE: KANTOR JOHN B & CYN					
1148/0747	6/25/2003	WD	U	I	01
GRANTOR: BENJAMIN CORNELL & RU					
GRANTEE: IGLE ANGELA BENJAMI					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W27 S7 UST=[YR=1993] W6 S4 UEP=[YR=1993] S8 E6 N8 W6 \$ E6 N4 \$ S25 BAS=[YR=2022] S10 E14 N10 W14 \$ E14 S10 E13 N42 \$.									