BLOCK 213 W 75FT OF E 125FT
OF N 100FT LOT 10
IN OR 2653/832

MARKOYA DAVID & BONNIE LYNN
70 FRANKLIN AVE
DERBY, CT 06418

2024

00-00-31-1800-0213-0102

NASSAU COUNTY PROPERTY

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	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

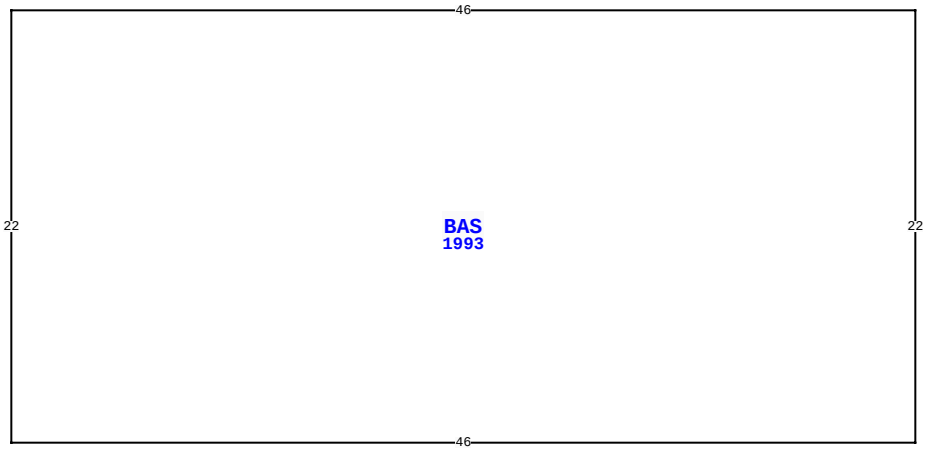
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1,012	100,760
TOTALS	1,012		1,012	100,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,012	111.5000	105.92	107,191	1970	2010	0	0	0	6.00	94.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1012 HX Base Yr



1116 HICKORY ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/12/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	100,760
TOTAL MARKET OB/XF VALUE	729
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	266,489
SOH/AGL Deduction	0
ASSESSED VALUE	266,489
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	266,489
TOTAL JUST VALUE	266,489
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210751	REPAIR/RRF	0	11/12/2021
20052288	REPAIR/RRF	3,000	07/25/2005
5685	REPAIR/RRF	1,500	11/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/832	7/12/2023	WD	Q	I	01	355,000
GRANTOR: BROWN KATHLEEN M						
GRANTEE: MARKOYA DAVID & BON						
2351/1858	4/03/2020	WD	Q	I	02	196,000
GRANTOR: CABELL JOHN & LORI (H						
GRANTEE: BROWN KATHLEEN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S22 E46 N22 $.

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	0810	CONCRETE A	0	0	36	8	288.00	SF	6.50	6.50	100	1970	1970	3	21	393	
2	0810	CONCRETE A	0	0	43	3	129.00	SF	6.50	6.50	100	1970	1970	3	21	176	
3	0819	CONC 12"	0	0	5	16	80.00	SF	9.50	9.50	100	1970	1970	3	21	160	

LAND DESCRIPTION

TOTAL OB/XF 729

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	75.00	100.00	75.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	165,000							

REVIEW DATE 01/18/2022 BY DJX Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS