BLK 245 N1/2 OF TRACT B OF
LOT 1 & S 7FT OF TRACT D OF
LOT 2 IN OR 1977/252

LEIBMAN MARILYN C
PO BOX 150
SOUND BEACH, NY 11789

2024

00-00-31-1800-0245-01B1

BUILDING CHARACTERISTICS

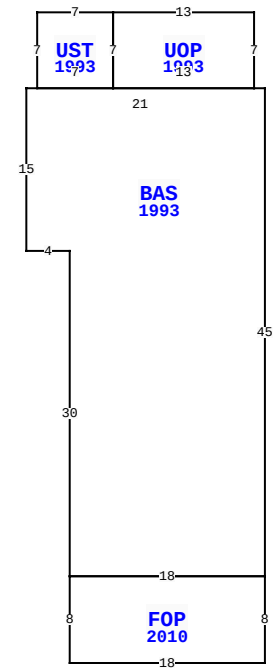
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	870	100	870	31,377
FOP	144	30	43	1,551
UOP	91	20	18	649
UST	49	45	22	794
TOTALS	1,154		953	34,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	953	75.9240	72.13	68,740	1930	1930	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 870 HX Base Yr



213 N 13TH TER, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	34,370
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	29,250
TOTAL MARKET VALUE	63,620
SOH/AGL Deduction	0
ASSESSED VALUE	63,620
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,620
TOTAL JUST VALUE	63,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1977/0252	4/29/2015	WD	Q	I	01	47,000
GRANTOR: TAYLOR DAVID A PA						
GRANTEE: LEIBMAN MARILYN C						
1966/0712	3/06/2015	WD	U	I	11	100
GRANTOR: TODD ERIC						
GRANTEE: TAYLOR DAVID A PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UOP=[YR=1993] N7 W13 UST=[YR=1993] W7 S7 E7 N7 $ S7 E13 $ W21 S15 E4 S30 FOP=[YR=2010] S8 E18 N8 W18 $ E18 N45 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0005	R-2	50.00	100.00	1.00	LT		1.00	1.00	0.45	65,000.00	29,250.00	29,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 29,250 Market: 0 Agricultural: 0 Common: 29,250 PRINTED 08/06/2024 BY SYS