LOT 41
INOR 2090/1474 IN OR 2171/1788
GOLFSIDE AT SUMMER BEACH #1

HALLOWELL ROBERTA A REV TRUST/HALLOWELL ROBERTA AB
46 MATTHEW DR
BINGHAMTON, NY 13901

2024

00-SB-30-065A-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

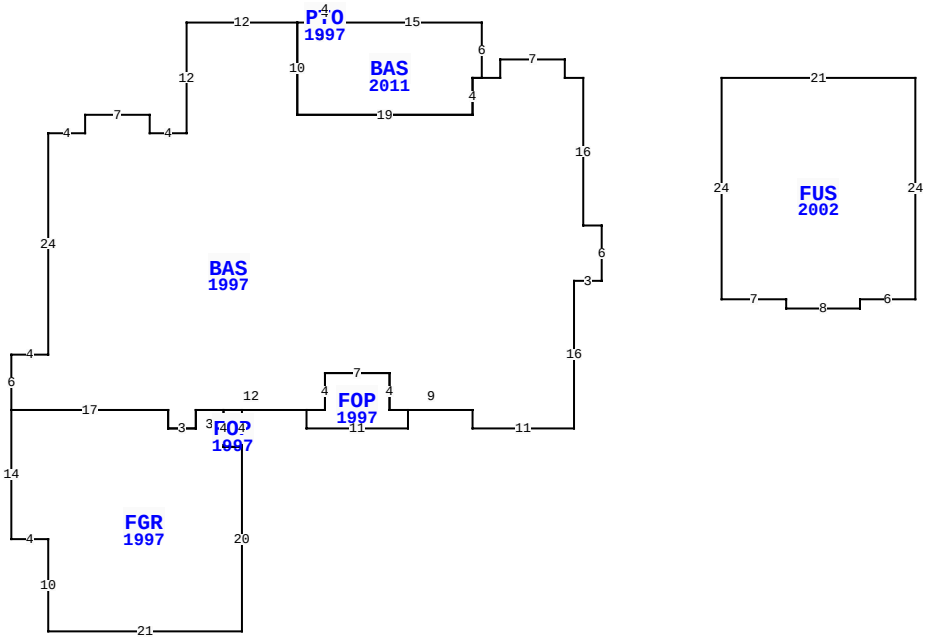
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,044	100	2,044	364,743
BAS	196	100	196	34,976
FGR	546	55	300	53,534
FOP	8	30	2	357
FOP	50	30	15	2,677
FUS	512	100	512	91,364
PTO	4	5	0	0
TOTALS	3,360		3,069	547,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,069	136.7414	205.11	629,483	1997	1997	0	0	0	13.00	87.00

1 SFR CUST – 0% - 0 Heated Area: 2752 HX Base Yr



1589 REGATTA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	547,650
TOTAL MARKET OB/XF VALUE	6,476
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,054,126
SOH/AGL Deduction	226,599
ASSESSED VALUE	827,527
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	827,527
TOTAL JUST VALUE	1,054,126
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	954,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P025493	NEW BATH	0	04/01/2002
M025867	H/AC	0	04/01/2001
B9603412	NEW CONSTR	86,494	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2171/1788	1/12/2018	QC	U	I	11	100
GRANTOR: HALLOWELL ROBERTA A						
GRANTEE: HALLOWELL ROBERTA A						
2090/1474	12/01/2016	QC	U	I	11	100
GRANTOR: ABBE ROBERT T REVOCAB						
GRANTEE: HALLOWELL ROBERTA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W2 N2 W7 S2 W2 BAS=[YR=2011] N6 W15 PTO=[YR=1997] N1 W4 S1 E4$ W5 S10 E19 N4 E1$ W1 S4 W19N10 W12 S12 W4 N2 W7 S2 W4 S24 W4 S6 FGR=[YR=1997] S14 E4 S10 E21 N20 FOP=[YR=1997] N4 W2 S4 E2$ W2 N4 W3 S2 W3 N2 W17$ E17 S2 E3 N2 E12 FOP=[YR=1997] S2 E11 N2 W2 N4 W7 S4 W2$ E2 N4 E7 S4 E9 S2 E11 N16 E3 N6 W2 N16$ PTR= E15 FUS=[YR=2002] E21 S24 W6 S1 W8 N1 W7 N24 $ W15 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	0812	CONCRETE C	0	0	0	0	1,259.00	SF	4.00	4.00	100	1997	1997	3	73	3,676	

LAND DESCRIPTION

TOTAL OB/XF 6,476

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	000140	C	SFR GOLF A	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/06/2024 BY SYS