LOT 126
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

MAJEWSKI ANDREW J & LISA R
5 BIRCH HILL RD
NEWTON, MA 02465

**2024**

**00-SB-30-065A-0126-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

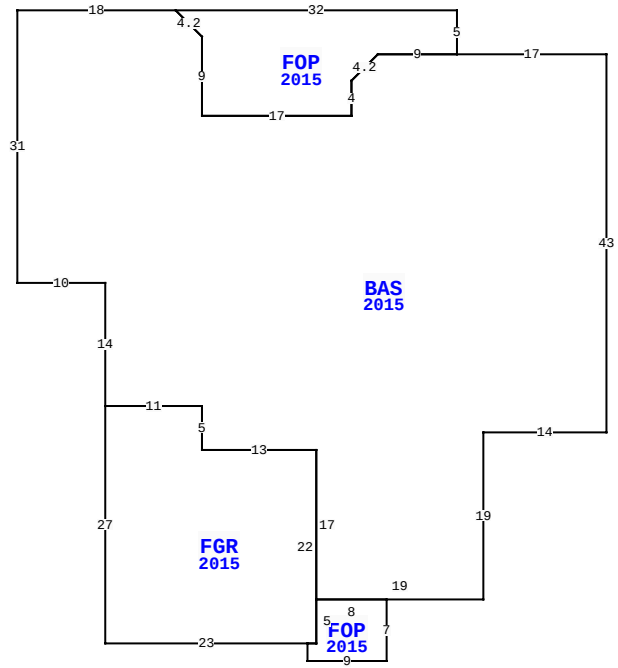
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 80 |
| Exterior Wall | 10 | ABOVE AVG 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| 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 | 3,042 | 100 | 3,042 | 518,312 |
| FGR | 583 | 55 | 321 | 54,693 |
| FOP | 58 | 30 | 17 | 2,896 |
| FOP | 273 | 30 | 82 | 13,972 |
| TOTALS | 3,956 | | 3,462 | 589,874 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,462 | 118.2016 | 177.30 | 613,813 | 2015 | 2015 | 0 | 0 | 0 | 3.90 | 96.10 |

1 SFR CUST – 0% - 0 Heated Area: 3042 HX Base Yr




1659 YACHTSMANS CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 8 | Tax Dist: |
| BUILDING MARKET VALUE | 589,874 |
| TOTAL MARKET OB/XF VALUE | 6,270 |
| TOTAL LAND VALUE - MARKET | 350,000 |
| TOTAL MARKET VALUE | 946,144 |
| SOH/AGL Deduction | 115,256 |
| ASSESSED VALUE | 830,888 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 830,888 |
| TOTAL JUST VALUE | 946,144 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 919,648 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530416 | CO ISSUED | 0 | 09/02/2015 |
| B1530416 | NEW CONSTR | 371,013 | 05/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2271/0531 | 4/26/2019 | WD | Q | I | 01 | 775,000 |
| GRANTOR: VON MOHR PAUL J & MAR | | | | | | |
| GRANTEE: MAJEWSKI ANDREW J & | | | | | | |
| 1221/0064 | 4/08/2004 | WD | Q | V | | 152,000 |
| GRANTOR: CONNER DAVID M | | | | | | |
| GRANTEE: VONMOHR PAUL J & MA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2015] W17 FOP=[YR=2015] N5 W32 D3 R3 S9 E17 N4 U3 R3 E9$ W9 D3 L3 S4 W17 N9 U3 L3 W18 S31 E10 S14 FGR=[YR=2015] S27 E23 FOP=[YR=2015] S2 E9 N7 W8 S5 W1$ E1 N22 W13 N5 W11$ E11 S5 E13 S17 E19 N19 E14 N43$.

## 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 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 624.00 | SF | 10.00 | 10.00 | 100 | 2015 | 2015 | 3 | 95 | 5,928 | |
| 2 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 36.00 | SF | 10.00 | 10.00 | 100 | 2015 | 2015 | 3 | 95 | 342 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,270

| 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 350,000.00 | 350,000.00 | 350,000 | | | | | | | |

REVIEW DATE 04/14/2020 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS