PT LOTS 5 & 6
IN OR 2569/1569
GOLFSIDE AT SUMMER BEACH #2

SILBERMAN TODD H/LUNG LORI A
1512 CONEJOS DRIVE SE
RIO RANCHO, NM 87124

2024

00-SB-30-065B-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

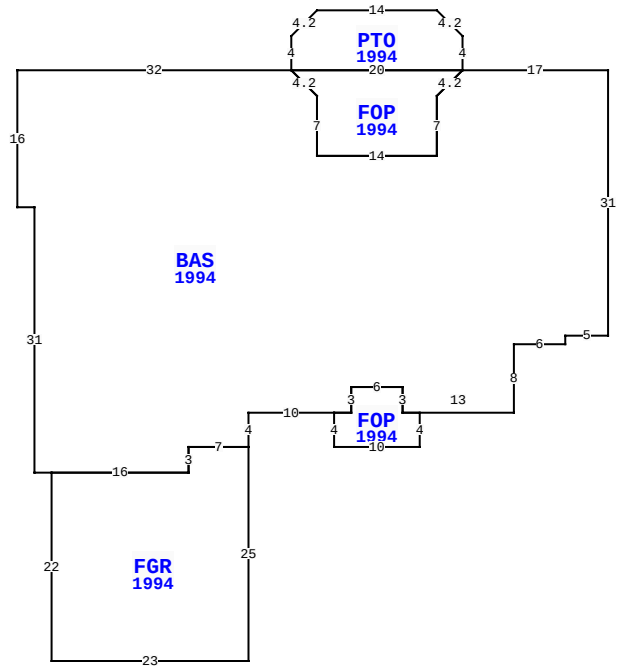
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,606	100	2,606	416,829
FGR	527	55	290	46,386
FOP	58	30	17	2,720
FOP	149	30	45	7,197
PTO	131	5	7	1,119
TOTALS	3,471		2,965	474,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,965	117.8290	176.74	524,034	1994	2004	0	0	0	9.50	90.50

1 SFR CUST – 0% - 2023 Heated Area: 2606 HX Base Yr



95091 CAPTAINS WAY, 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	474,251
TOTAL MARKET OB/XF VALUE	9,467
TOTAL LAND VALUE - MARKET	315,000
TOTAL MARKET VALUE	798,718
SOH/AGL Deduction	0
ASSESSED VALUE	798,718
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	798,718
TOTAL JUST VALUE	798,718
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	777,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401089	NEW CONSTR	159,945	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2569/1569	6/08/2022	WD	Q	I	02	979,000
GRANTOR: HILAND JON F						
GRANTEE: SILBERMAN TODD H &						
0706/1141	6/09/1994	WD	Q	V		48,500
GRANTOR: TRAVIS ROBERT F & EIL						
GRANTEE: HILAND JON F & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W17 PTO=[YR=1994] N4 U3 L3 W14 L3 D3 S4 FOP=[YR=1994] D3 R3 S7 E14 N7 U3 R3 W20$ E20$ D3 L3 S7 W14 N7 U3 L3 W32 S16 E2 S31 E2 FGR=[YR=1994] S22 E23 N25 W7 S3 W16 $ E16 N3 E7 N4 E10 FOP=[YR=1994] S4 E10 N4 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E13 N8 E6 N1 E5 N31 $.

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	1994	1994	3	76	2,660	
2	0855	CONC PAVER	0	0	0	0	1,225.00	SF	7.00	7.00	100	1998	1998	3	75	6,431	
3	0855	CONC PAVER	0	0	7	6	42.00	SF	7.00	7.00	100	1998	1998	3	75	221	
4	0810	CONCRETE A	0	0	7	5	35.00	SF	6.50	6.50	100	1994	1994	3	68	155	

LAND DESCRIPTION

TOTAL OB/XF 9,467

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	0.90	350,000.00	315,000.00	315,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 08/06/2024 BY SYS