LOT 68
IN OR 1983/288
MARSH CREEK VILLAGE 1-A

DANTES CHRISTOPHER & JULIA
6130 SOUND AVENUE
MATTITUCK, NY 11952

2024

01-6N-29-131A-0068-0000

BUILDING CHARACTERISTICS

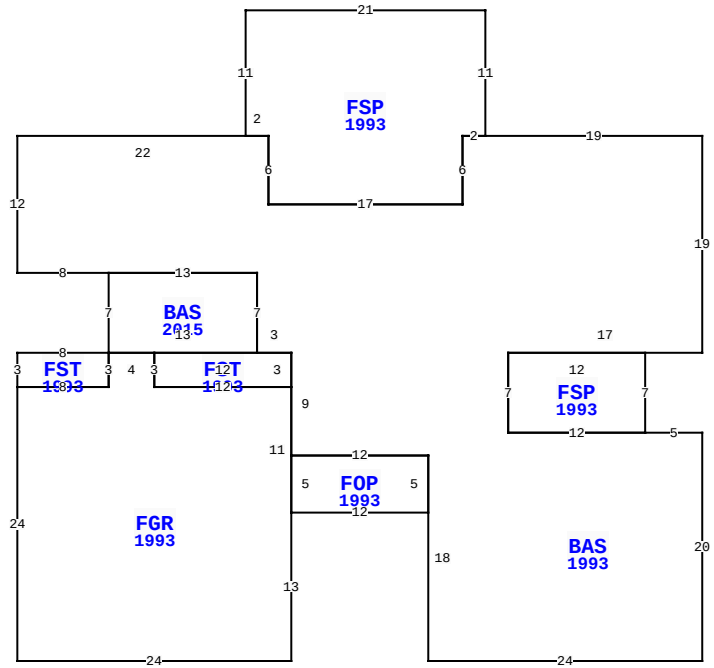
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100	1,528	234,700
BAS	91	100	91	13,977
FGR	588	55	323	49,612
FOP	60	30	18	2,765
FSP	84	40	34	5,222
FSP	333	40	133	20,428
FST	24	55	13	1,997
FST	36	55	20	3,072
TOTALS	2,744		2,160	331,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,160	114.7335	172.10	371,736	1981	2001	0	0	0	10.75	89.25

1 SFR CUST – 0% - 0 Heated Area: 1619 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
INC DATE		AG DATE	

10 BELTED KINGFISHER, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	331,774
TOTAL MARKET OB/XF VALUE	2,976
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	784,750
SOH/AGL Deduction	341,383
ASSESSED VALUE	443,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	443,367
TOTAL JUST VALUE	784,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	677,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016483	REMODEL	12,000	11/02/2022
B940222	REPAIR/RRF	4,000	07/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1983/0288	5/29/2015	WD	Q	I	01	365,000
GRANTOR: VOLL THEODORE H LIVIN						
GRANTEE: DANTES CHRISTOPHER						
1547/1737	1/24/2008	WD	U	I	01	100
GRANTOR: VOLL THEODORE H						
GRANTEE: MORRIS LARRAINE TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FSP=[YR=1993] N11 W21 S11 E2 S6 E17 N6 E2 $ W2 S6 W17 N6 W22 S12 E8 BAS=[YR=2015] S7 FST=[YR=1993] W8 S3 FGR=[YR=1993] S24E24 N13 FOP=[YR=1993] E12 N5 W12 S5 $ N11 FST=[YR=1993] N3W12 S3E12 $ W12 N3 W4 S3 W8 $ E8 N3 $ E13 N7 W13 $ E13 S7E3 S9E12S18 E24 N20 W5 FSP=[YR=1993] N7 W12 S7 E12 $ W12 N7 E17 N19$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1981	1981	3	49	980	
2	0811	CONCRETE B	0	0	0	0	795.00	SF	5.20	5.20	100	1981	1981	3	35	1,447	
3	0820	WOOD WALK	0	0	0	0	106.00	SF	11.75	11.75	100	1981	1981	3	40	498	
4	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	1981	1981	3	20	32	
5	0445	BOX FNC 5'	0	0	0	0	12.00	LF	8.10	8.10	100	1981	1981	3	20	19	

LAND DESCRIPTION

TOTAL OB/XF 2,976

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							

REVIEW DATE 02/21/2024 BY TW Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/06/2024 BY SYS