

UNIT 1421
IN OR 992/850
WINDSONG OR 326/16

PATRICIA COXEN TRUST
95 PRESCOTT RD
BOXBOROUGH, MA 01719

2024

01-6N-29-V30A-1421-0000


BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
Floor		1 100	8330021		2,438				1980	1980	100	100	0				
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											HX Base Yr			
Location	END	END 100															
View	COURTYARD	COURTYARD 100															
Balcony	PATIO/DECK	PATIO/DECK 100															
Parking	ATT GARAGE	ATT GARAGE 100															
Bedrooms		3 100															
Bathrooms		3.5 100															
Oth Rooms		3 100															
User De	COND	COND 100															
Quality			03	Quality Level 03													
DOR CODE			0400	CONDOMINIUM													
MAP NUM				MKT AREA										10			
NEIGHBORHOOD/LOC			10008.00														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE													
TOTALS			2,438	2,438													

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE	1,123,200	
TOTAL MARKET OB/XF VALUE	0	
TOTAL LAND VALUE - MARKET	0	
TOTAL MARKET VALUE	1,123,200	
SOH/AGL Deduction	320	
ASSESSED VALUE	1,122,880	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	1,122,880	
TOTAL JUST VALUE	1,123,200	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	1,020,800	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22393	DEMOLITION	25,000	04/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0992/0850	6/18/2001	QC	U	I	01	100
GRANTOR: COXEN GERVIS & PATRIC						
GRANTEE: COXEN PATRICIA TRUS						
0552/1269	9/22/1988	WD	U	I		320,000
GRANTOR: HARTMAN ARTHUR P						
GRANTEE: COXEN GERVIS						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1421 BEACH WALKER RD, FERNANDINA BEACH																								