

PT GOVT LOT 20 OF SEC 9-3N-29E
PBK 0/40 IN OR 1840/1749 &
PT IN ABND R/W IN DBK 245/237

KOILPILLAI ISAAC & DONNA
650 QUAKER MEETING HOUSE RD
HONEOYE FALLS, NY 14472

2024

09-3N-29-0000-0004-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	17 CB STUCCO 30
Roof Structure	08 IRREGULAR 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	3. 100
Units	0 100

Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	16	15	2	395
BAL	260	15	39	7,704
BAS	1,106	100	1,106	218,476
BAS	1,193	100	1,193	235,662
FGR	834	55	459	90,669
FOP	87	30	26	5,136
FST	36	55	20	3,950
FST	36	55	20	3,950
FST	36	55	20	3,950
STR	52	10	5	988
TOTALS	3,929		2,935	579,771

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	890.00	SF	6.50
2	0810	CONCRETE A	0	0	0	0	135.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		R-2	50.00	100.00	50.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	2,935	164.0187	205.02	601,734	2015	2015	0	0	3.65	96.35
1 SNGL FAM - 0% - 0											
Heated Area: 2299											
HX Base Yr											

** This building has 12 Sub-Areas

936 N FLETCHER AV, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/22/2024 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			579,771
TOTAL MARKET OB/XF VALUE			6,330
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			936,101
SOH/AGL Deduction			116,007
ASSESSED VALUE			820,094
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			820,094
TOTAL JUST VALUE			936,101
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			810,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141201	NEW CONSTR	0	06/05/2014
20140855	NEW CONSTR	375,800	04/30/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1840/1749	2/15/2013	WD	Q	V	02
GRANTOR: MULLIS ELISSA L					
GRANTEE: KOILPILLAI ISAAC &					
0776/0338	11/05/1996	WD	Q	V	
GRANTOR: SHEILS JOHN R & JOHN					
GRANTEE: MULLIS ELISSA L					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=2015] W30 S31 E21 FOP=[YR=2015] S3 E9 N18 FST=[YR=2015] N6 W6 S6 E6\$ W4 S15 W5\$ E5 N15 W2 N6 E6 N10\$ PTR=E15 UOP=[YR=2015] E26 BAL=[YR=2015] E4 S4 STR=[YR=2015] S13 W4 BAS=[YR=2015] S3 E4 S11 FST=[YR=2015] S6 W6 N6 E6\$ W6 S6 E2 S4 STR=[YR=2015] S13 W7 N13 E7 \$ W7 S10 W19 N44 E26 S10\$ N13 E4\$ W4 N4\$ S7 W26 N7\$ W15\$ PTR=E60 BAL=[YR=2015] E26 S10 BAS=[YR=2015] S14 E4 S10 FST=[YR=2015] S6 W6 N6 E6\$ W6 S6 E2 S17 W7 N3 W19 N44 E26\$ W26 N10\$ W60\$.					

LAND DESCRIPTION										TOTAL OB/XF										6,330					
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	
1	000100	C	SFR	0		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	7,000.00	7,000.00	350,000								