

SCHIRLING ROBERT & ROVENA A
63-46 252ND ST
LITTLE NECK, NY 11362

26-2N-28-006A-0265-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 16 WD FR STUC 100										0500 11 4,427 123.8301 185.75 822,315 2019 2019 0 0 2.00 98.00										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 0% - 0 Heated Area: 3860 HX Base Yr										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 805,869									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 94,892									
Interior Floor 14 CARPET 60																				TOTAL LAND VALUE - MARKET 165,000									
Interior Floor 13 LVT/LAMNT 40																				TOTAL MARKET VALUE 1,065,761									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 282,509									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 783,252									
Bedrooms 4 100																				TOTAL EXEMPTION VALUE 0									
Bathrooms 4 100																				BASE TAXABLE VALUE 783,252									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 1,065,761									
Stories 1.5 1.5 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 909,486									
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				C1905060 CO ISSUED 0 11/22/2019									
MAP NUM MKT AREA 04																				B1911574 SCR N ENCLSR 11,500 11/05/2019									
NEIGHBORHOOD/LOC 4042.00																				B1907634 SWIM POOL 49,300 09/01/2019									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				B1905060 NEW CONSTR 522,084 07/01/2019									
BAS 3,186 100 3,186 579,964																													
FGR 690 55 380 69,173																													
FOP 37 30 11 2,002																													
FOP 579 30 174 31,675																													
FUS 674 100 674 122,692																													
STR 16 10 2 365																													
TOTALS 5,182 4,427 805,869																													
EXTRA FEATURES										95092 KESTREL CT, FERNANDINA BEACH										BLD DATE LGL DATE									
																				XF DATE LAND DATE									
																				INC DATE AG DATE									
L N 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																				04/18/2024 MLU									
1 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 2019 2019 3 99 3,465																													
2 0855 CONC PAVER 0 0 0 0 1,342.00 SF 10.00 10.00 100 2019 2019 3 98 13,152																													
3 0861 POOL GUNIT 0 0 0 0 475.00 SF 85.00 85.00 100 2019 2019 3 90 36,338																													
4 0871 POOL HTR R 0 0 0 0 1.00 UT 2,000.00 2,000.00 100 2019 2019 3 86 1,720																													
5 0911 SCR N RM A 0 0 0 0 1,459.00 SF 21.88 21.88 100 2019 2019 3 86 27,447																													
6 0855 CONC PAVER 0 0 0 0 984.00 SF 12.50 12.50 100 2019 2019 3 98 12,054																													
7 0350 CARPORT WD 0 0 8 8 64.00 SF 13.00 13.00 100 2019 2019 3 86 716																													
LAND DESCRIPTION										TOTAL OB/XF 94,892																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000135 C SFR CNSVTN 0 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 165,000.00 165,000.00 165,000																													
REVIEW DATE 11/12/2019 BY KW										Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000										PRINTED 08/06/2024 BY SYS									