

LOT 73
IN OR 1299/1937
ESMT PT OR 1164/35

ROKHLENKO ANNA &/GUROK GALINA
41 WILLETT DRIVE
LONG MEADOW, MA 01106

2024

27-2N-28-1840-0073-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Occupancy	00	NONE 100

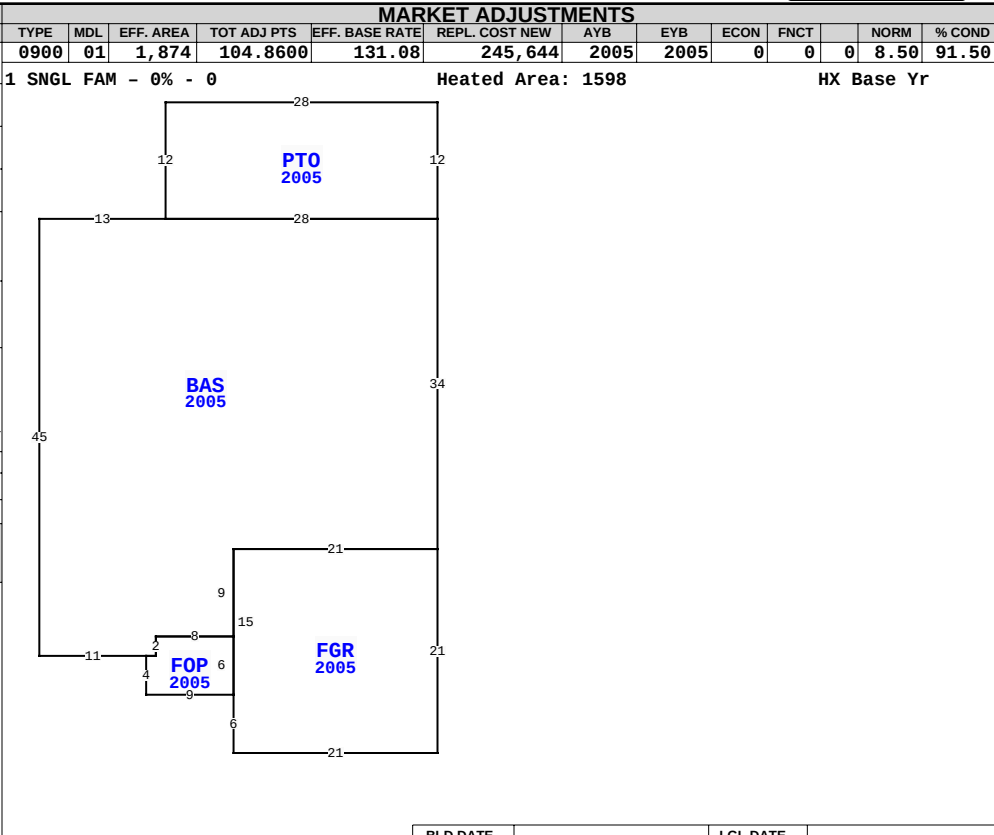
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,598	100	1,598	191,661
FGR	441	55	243	29,145
FOP	52	30	16	1,919
PTO	336	5	17	2,039

TOTALS	2,427		1,874	224,764
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	700.00	SF	5.20	5.20	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	



96411 NASSAU LAKES CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/22/2023	MLU
	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
1	0811	CONCRETE B	0	0	0	700.00	SF	5.20	5.20	100	2005	2005	3	86	3,130	

TOTAL OB/XF											
3,130											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											224,764
TOTAL MARKET OB/XF VALUE											3,130
TOTAL LAND VALUE - MARKET											75,000
TOTAL MARKET VALUE											302,894
SOH/AGL Deduction											50,077
ASSESSED VALUE											252,817
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											252,817
TOTAL JUST VALUE											302,894
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											292,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1808157	REPAIR/RRF	8,390	01/01/2018
B0413629	NEW CONSTR	0	01/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1299/1937	3/07/2005	WD	Q	I		144,500	
GRANTOR: YOUNG AMERICAN HOMES							
GRANTEE: ROKHLENKO ANNA & GA							
1260/0295	9/17/2004	WD	U	V	19	38,000	
GRANTOR: THE RESERVE AT NASSAU							
GRANTEE: YOUNG AMERICAN HOME							

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2005] W28 S12 BAS=[YR=2005] W13 S45 E11 FOP=[YR=2005] S4 E9 FGR=[YR=2005] S6 E21 N21 W21 S15\$ N6 W8 S2 W1\$ E1 N2 E8 N9 E21 N34 W28\$ E28 N12\$.											