LOT 2
FIDDLERS WALK PB 5/237

SICILIA LUIGI M/NAVAS STACEY A
100 E HARTSDALE AVE
HARTSDALE, NY 10530

2024

46-3N-28-507F-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

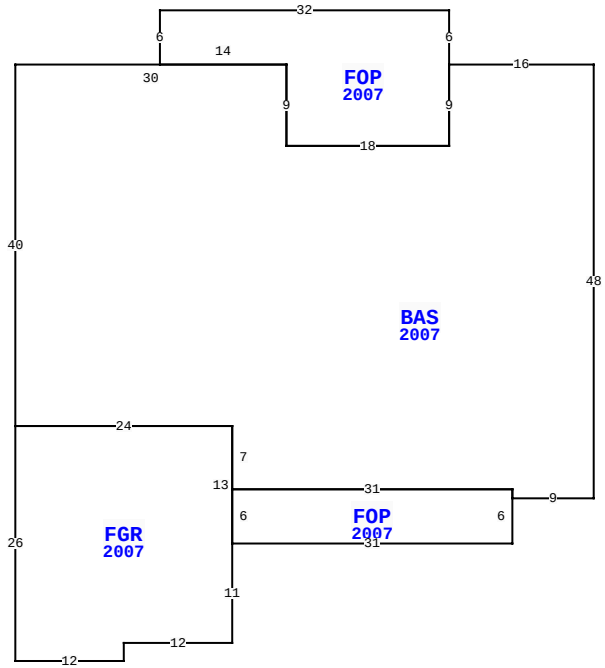
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,687	100	2,687	461,312
FGR	600	55	330	56,655
FOP	186	30	56	9,614
FOP	354	30	106	18,198
TOTALS	3,827		3,179	545,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,179	142.3277	177.91	565,576	2007	2015	0	0	0	3.50	96.50

1 SNGL FAM – 0% - 0 Heated Area: 2687 HX Base Yr



96017 HIDDEN MARSH LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	545,781
TOTAL MARKET OB/XF VALUE	46,421
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	687,202
SOH/AGL Deduction	84,598
ASSESSED VALUE	602,604
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	602,604
TOTAL JUST VALUE	687,202
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	563,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19877	ADDITION	10,550	05/01/2007
B19539	SWIM POOL	2,500	03/01/2007
M12108	MECH OTHER	0	10/01/2006
C18093	CO ISSUED	0	07/01/2006
E17644	ELEC OTHER	5,000	07/01/2006
P11371	OTHER	0	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2474/1535	6/28/2021	WD	Q	I	01	612,000
GRANTOR: DOLANYI KRISZTINA & D						
GRANTEE: SICILIA LUIGI M & S						
2057/0061	6/30/2016	WD	Q	I	01	450,000
GRANTOR: RAY KAREN L						
GRANTEE: DOLANYI KRISZTINA &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W16 FOP=[YR=2007] N6 W32 S6 E14 S9 E18 N9 $ S 9 W18 N9 W30 S40 FGR=[YR=2007] S26 E12 N2 E12 N11 FOP=[YR=2007] E31 N6 W31 S6 $ N13 W24 $ E24 S7 E31 S1 E9 N48 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0861	POOL GUNIT	0	0	32	15	480.00	SF	85.00	85.00	100	2007	2007	3	48	19,584	
3	0911	SCRN RM A	0	0	0	0	1,536.00	SF	17.50	17.50	100	2007	2007	3	31	8,333	
4	0855	CONC PAVER	0	0	0	0	1,056.00	SF	10.00	10.00	100	2007	2007	3	88	9,293	
5	0812	CONCRETE C	0	0	0	0	1,712.00	SF	4.00	4.00	100	2007	2007	3	88	6,026	

LAND DESCRIPTION

TOTAL OB/XF 46,421

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	95,000.00	95,000.00	95,000							

REVIEW DATE 11/22/2019 BY KWA Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS