

LOT 22
IN OR 2087/1956
EGANS BLUFF #3 PB 5/243

GUILMETTE ROBERT & LINDA
259 HOUSATONIC DR
MILFORD, CT 06460

2025

00-00-30-021C-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	763	100	1993	763	103,827
BAS	1,769	100	1993	1,769	240,719
DCK	386	10	1993	39	5,307
FGR	513	55	1993	282	38,374
SFB	288	80	2011	230	31,297
UOP	32	20	1993	6	816

TOTALS	3,751			3,089	420,340
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0811	CONCRETE B	0	0	44	19	836.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	0	0	0	169.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	51	9	459.00	SF	6.50	6.50	
5	0940	SHEDS/PORT	0	0	6	7	42.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,089	118.4960	156.41	483,150	1993	1998	0	0	0 13.00	87.00
1 SNGL FAM - 0% - 0 Heated Area: 2762 HX Base Yr											
2828 E PARK SQUARE PL, FERNANDINA BEACH											
BLD DATE: 04/28/2025 LGL DATE: 04/28/2025 XF DATE: 04/28/2025 LAND DATE: 04/28/2025 INC DATE: 04/28/2025 AG DATE: 04/28/2025											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		420,340	
TOTAL MARKET OB/XF VALUE		7,086	
TOTAL LAND VALUE - MARKET		330,000	
TOTAL MARKET VALUE		757,426	
SOH/AGL Deduction		78,784	
ASSESSED VALUE		678,642	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		678,642	
TOTAL JUST VALUE		757,426	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		707,645	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213182	ROOF	12,000	10/01/2012
20121734	FRTDR	1,200	08/22/2012
B340	NEW CONSTR	109,824	07/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2087/1956	12/08/2016	WD	Q	I	01
GRANTOR: NEWMAN LEWIS S & AUDR					SALE PRICE
GRANTEE: GUILMETTE ROBERT &					
0933/1135	5/24/2000	WD	U	I	
GRANTOR: TODD TOM R JR & JENNI					317,000
GRANTEE: NEWMAN LEWIS S & AU					

BUILDING NOTES											
SFB=[YR=2011] W12 BAS=[YR=1993] N8 W6 DCK=[YR=1993] N14 W2 N4 W23 S4 W2 S8 E14 S6 E13\$ W13 N6 W30 S1 W10 S39 E5 S1 E7 N1 E5 UOP=[YR=1993] E8 N4 W8 S4\$ N4 E8 S2 E3 S1 E7 N1 E2 FGR=[YR=1993] S6 E22 N24 W17 S3 W5 S15\$ N15 E5 N3E17 N6\$ S24 E12 N24\$ PTR= E15 BAS=[YR=1993] E8 N4 E5 U2 R2 N12 E14 S38 W14 N7 W5 S1 W6 N1 W4 N13\$ W15\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00	LT	