LOT 13
EGANS LANDING PB 5/387-387B

TOWNE JACK & JO ANNE
27 DANDELION DR
GANSEVOORT, NY 12831

2025

00-00-30-021L-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

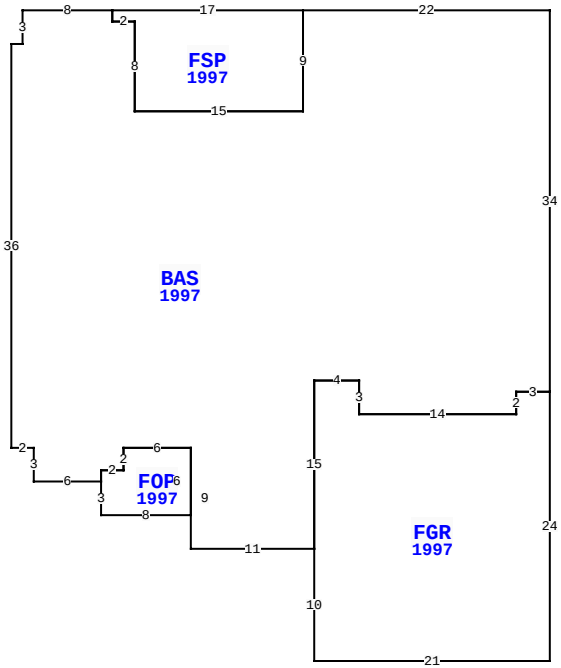
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1076.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1997	1,772	254,472
FGR	480	55	1997	264	37,912
FOP	44	30	1997	13	1,867
FSP	137	40	1997	55	7,898
TOTALS	2,433			2,104	302,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,104	125.7732	166.02	349,306	1997	1997	0	0	0	13.50	86.50

1 SNGL FAM – 0% - 0 Heated Area: 1772 HX Base Yr



2835 ROBERT OLIVER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	302,150
TOTAL MARKET OB/XF VALUE	5,401
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	657,551
SOH/AGL Deduction	100,283
ASSESSED VALUE	557,268
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	557,268
TOTAL JUST VALUE	657,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	543,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9710364	NEW CONSTR	83,108	03/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2498/1418	9/16/2021	WD	Q	I	02	524,900
GRANTOR: LOVE TODD						
GRANTEE: TOWNE JACK & JO ANN						
0808/1550	10/06/1997	WD	Q	I		150,500
GRANTOR: ALMAND DORIS J						
GRANTEE: LOVE GLEAVES M & TO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W22 FSP=[YR=1997] W17 S1 E2 S8 E15 N9$ S9 W15 N8 W2 N1 W8 S3 W1 S36 E2 S3 E6 FOP=[YR=1997] S3 E8 N6 W6 S2 W2 S1$ N1 E2 N2 E6 S9 E11 FGR=[YR=1997] S10 E21 N24 W3 S2 W14 N3 W4 S15$ N15 E4 S3 E14 N2 E3 N34$.

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	1997	1997	3	79	2,765	
2	0811	CONCRETE B	0	0	0	0	588.00	SF	5.20	5.20	100	1997	1997	3	72	2,201	
3	0810	CONCRETE A	0	0	31	3	93.00	SF	6.50	6.50	100	1997	1997	3	72	435	

LAND DESCRIPTION

TOTAL OB/XF 5,401

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	RES	0	0003	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS