

PT OF LOT 28
 IN OR 2280/1006
 (EX OR 2398/1346)

PETERS NANCY & GARY R
 360 PETERS ROAD
 CALLICOON, NY 12723

2025

00-00-30-034B-0028-0010

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
																	VALUATION BY	STANDARD														
																	Tax Group: 8	Tax Dist:														
																	BUILDING MARKET VALUE	0														
																	TOTAL MARKET OB/XF VALUE	0														
																	TOTAL LAND VALUE - MARKET	369,600														
																	TOTAL MARKET VALUE	369,600														
																	SOH/AGL Deduction	35,640														
																	ASSESSED VALUE	333,960														
																	TOTAL EXEMPTION VALUE	0														
																	BASE TAXABLE VALUE	333,960														
																	TOTAL JUST VALUE	369,600														
																	NCON VALUE	0														
																	INCOME VALUE															
																	PREVIOUS YEAR MKT VALUE	303,600														
																	PERMIT NUM				DESCRIPTION				AMT				ISSUED			
																	SALES DATA															
																	OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE										
																	2280/1006	6/07/2019	WD Q	Q / I	05	300,000										
																	GRANTOR: NAVON ZIV															
																	GRANTEE: PETERS NANCY & GARY															
																	BUILDING NOTES															
																	BUILDING DIMENSIONS															
TOTALS						FRIENDLY RD, FERNANDINA BEACH												04/29/2025 MLU														
EXTRA FEATURES																																
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																
																	TOTAL OB/XF 0															
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	000100	C	RES	0		RSF-2	0.00	0.00	3.30	AC		1.00	1.00	0.80	140,000.00	112,000.00	369,600															
REVIEW DATE 04/29/2025 BY MLU Total Acres: 3.30 Total Land Value: 369,600 Market: 0 Agricultural: 0 Common: 369,600 PRINTED 07/30/2025 BY SYS																																