

LOT 14
DUNES OF AMELIA PHASE 2
PBK 8/280

LEE BRANDON & HELEN C
447 UNDER MOUNTAIN RD
FALLS VILLAGE, CT 06031

2025

00-00-30-044D-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	01
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NEIGHBORHOOD/LOC	2121.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,531	100	2019	1,531	255,845
FGR	473	55	2019	260	43,448
FOP	96	30	2019	29	4,846
FOP	108	30	2019	32	5,348
FOP	200	30	2019	60	10,026
FUS	1,068	100	2019	1,068	178,473
STR	32	10	2019	3	502

TOTALS	3,508			2,983	498,488
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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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	0	0	0	672.00	SF	10.00	10.00	100	2019	2019	3	97	6,518	
2	0855	CONC PAVER	0	0	0	0	33.00	SF	10.00	10.00	100	2019	2019	3	97	320	
3	0855	CONC PAVER	0	0	0	0	48.00	SF	10.00	10.00	100	2019	2019	3	97	466	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

MARKET ADJUSTMENTS														HEATED AREA: 2599		HX Base Yr	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND					
0900	01	2,983	129.1795	170.52	508,661	2019	2019	0	0	0	2.00	98.00					
1 SNGL FAM - 0% - 0																	

FOP
2019

BAS
2019

FGR
2019

FOP
2019

STR
2019

FUS
2019

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025
INC DATE		AG DATE	MLU

2872 TURTLE SHORES DR, FERNANDINA BEACH																	
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		498,488	
TOTAL MARKET OB/XF VALUE		7,304	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		670,792	
SOH/AGL Deduction		135,542	
ASSESSED VALUE		535,250	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		535,250	
TOTAL JUST VALUE		670,792	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		631,819	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181746	CO ISSUED	0	03/06/2019
20181746	NEW CONSTR	342,233	05/22/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2276/0509	5/17/2019	WD	Q	I	02	415,000	
GRANTOR: NEW ATLANTIC BUILDERS							
GRANTEE: LEE BRANDON & HELEN							
2192/1778	4/25/2018	SW	Q	V	01	86,000	
GRANTOR: PARKWAY DUNES LLC							
GRANTEE: NEW ATLANTIC BUILDERS							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2019] W14 FOP=[YR=2019] N10 W20 S10 E20\$ W22 S51
FOP=[YR=2019] S6 E16 FGR=[YR=2019] S3 E20 N26 W3 S4 W10 N3 W7
S22\$ N9 W4 S3 W12\$ E12 N3 E4 N13 E7 S3 E10 N4 E3 N34\$ PTR=E15
FUS=[YR=2019] E16 STR=[YR=2019] E8 S4 W8 N4\$ S4 E8 N4 E12S31
W20 FOP=[YR=2019] S5 W16 N6 E16 S1\$ N1 W16 N30\$ W15\$.