LOT 7
IN OR 2231/109
BEACH HAMMOCK PB 5/154

GAGNON MARC & DEENA
10 DANFORTH ROAD
MERRIMACK, NH 03054

2025

00-00-31-1110-0007-0000

BUILDING CHARACTERISTICS

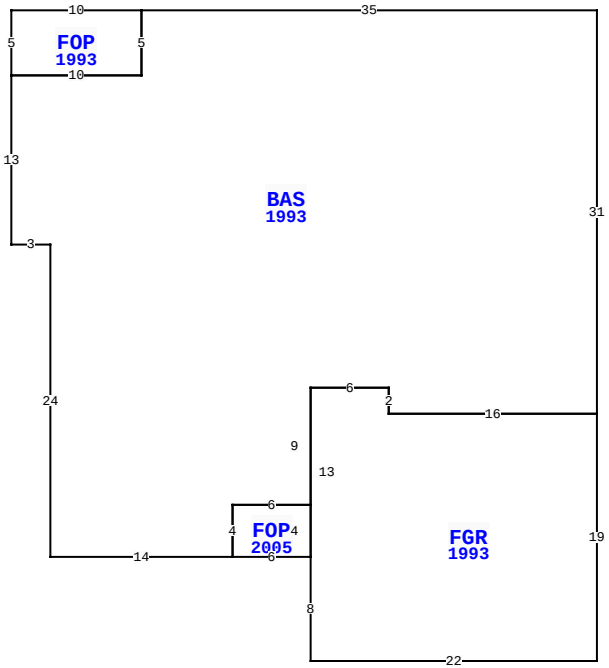
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1062.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,490	100	1993	1,490	200,020
FGR	430	55	1993	236	31,681
FOP	50	30	1993	15	2,013
FOP	24	30	2005	7	940
TOTALS	1,994			1,748	234,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,748	118.6000	156.55	273,649	1990	1995	0	0	0	14.25	85.75

1 SNGL FAM – 0% - 0 Heated Area: 1490 HX Base Yr



2734 RACHEAL AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	234,654
TOTAL MARKET OB/XF VALUE	30,633
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	465,287
SOH/AGL Deduction	0
ASSESSED VALUE	465,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	465,287
TOTAL JUST VALUE	465,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	455,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20020132	NEW CONSTR	1,000	01/28/2002
20012704	SWIM POOL	31,000	12/27/2001
5543	NEW CONSTR	65,415	08/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2231/0109	10/12/2018	SW	Q	I	02	400,000
GRANTOR: BRECKENRIDGE PROPERTY						
GRANTEE: GAGNON MARC & DEENA						
2175/0514	2/05/2018	CT	U	I	18	300,100
GRANTOR: CLERK OF COURT						
GRANTEE: BRECKENRIDGE PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 FOP=[YR=1993] W10 S5 E10 N5 $ S5 W10 S13 E3 S24 E14 FOP=[YR=2005] E6 FGR=[YR=1993] S8 E22 N19 W16 N2 W6 S13 $ N4 W6 S4 $ N4 E6 N9 E6 S2 E16 N31 $.

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	0810	CONCRETE A	0	0	0	0	680.00	SF	6.50	6.50	100	1990	1990	3	57	2,519	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
3	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	1999	1999	3	20	216	
4	0861	POOL GUNIT	0	0	12	35	420.00	SF	85.00	85.00	100	2002	2002	3	27	9,639	
5	0845	KOOL DECK	0	0	0	0	979.00	SF	14.50	14.50	100	2002	2002	3	80	11,356	
6	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	200	
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	20	400	
8	0855	CONC PAVER	0	0	0	0	490.00	SF	10.00	10.00	100	2002	2002	3	80	3,920	
9	1076	TRELLIS A	0	0	9	6	54.00	SF	3.75	3.75	100	2005	2005	3	36	73	

LAND DESCRIPTION

TOTAL OB/XF 30,633

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-1	75.00	100.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/17/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS