

UNIT 6392
FERNANDINA SHORE OR 267/354

FEDORKA CAROL M 2023 REVOCABLE TRUST/FEDORKA CAROL
5794 MCDONALD ROAD
DEWITTVILLE, NY 14728

2025

00-00-31-1250-6392-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										CONSTRUCTION									
Floor										2 100										1250000									
Recreation CLUBHOUSE										CLUBHOUSE 100										1 CONDO - 0% - 2025									
Recreation POOL										POOL 100										HX Base Yr									
Recreation TENNIS CT										TENNIS CT 100																			
Location CORNER										CORNER 100																			
View Lump TYPICAL										TYPICAL 100																			
Balcony FOP/PATIO										FOP/PATIO 100																			
Parking OPEN										OPEN 100																			
Bedrooms										2 100																			
Bathrooms										1 100																			
Oth Rooms										2 100																			
User Defined REMODEL										REMODEL 100																			
Quality										03 Quality Level 03																			
DOR CODE										0400 CONDOMINIUM																			
MAP NUM										MKT AREA										01									
NEIGHBORHOOD/LOC										1020.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
TOTALS										1,053										1,053									
EXTRA FEATURES										631 TARPON AV 6392, FERNANDINA BEACH																			
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																													
LAND DESCRIPTION										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									
DPHT FACT										% COND										TOT ADJ									
UNIT PRICE										ADJ UNIT PRICE										LAND VALUE									
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV																													
REVIEW DATE										01/14/2025										BY JW									
Total Acres:										0.00										Total Land Value:									
Market:										0										Agricultural:									
Common:										0										PRINTED 07/30/2025 BY SYS									