LOT 27
FERREIRAS REPLAT OF FDNA BEACH
PB 2/34

ROACH MATTHEW N & JENNIFER G
10 RIVER PARKWAY
BRIARCLIFF MANOR, NY 10510

2025

00-00-31-126A-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
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	01	Quality Level 01

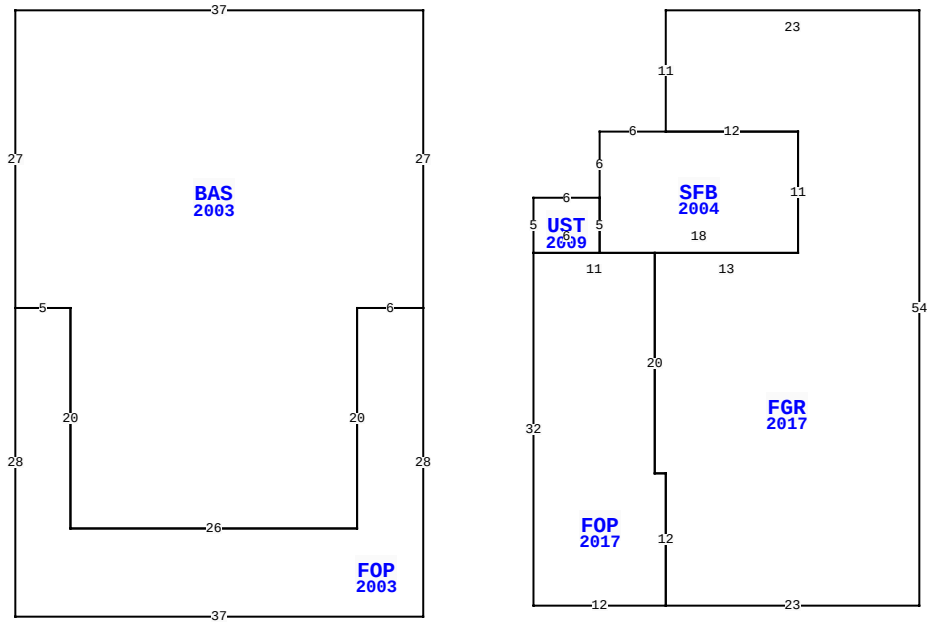
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1050.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,519	100	2003	1,519	203,957
FGR	1,130	55	2017	622	83,516
FOP	516	30	2003	155	20,812
FOP	364	30	2017	109	14,635
SFB	198	80	2004	158	21,215
UST	30	45	2009	14	1,880
TOTALS	3,757			2,577	346,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,577	105.4080	139.14	358,564	2003	2016	0	0	0	3.50	96.50

1 SNGL FAM – 0% - 0 Heated Area: 1677 HX Base Yr



1131 OCEAN AVE, FERNANDINA BEACH

BLD DATE	03/19/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	346,014
TOTAL MARKET OB/XF VALUE	15,463
TOTAL LAND VALUE - MARKET	950,000
TOTAL MARKET VALUE	1,311,477
SOH/AGL Deduction	65,009
ASSESSED VALUE	1,246,468
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,246,468
TOTAL JUST VALUE	1,311,477
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,144,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170839	REMODEL	45,000	03/23/2017
20160274	160LFVIN	0	02/02/2016
20121092	INSTALL TANKLESS	10,000	06/12/2012
20033269	INSTALL ELEVATOR	10,000	06/17/2003
20033250	H/AC	4,000	06/13/2003
20033140	NEW CONSTR	5,000	05/22/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2466/1948	6/01/2021	WD	Q	I	01	1,200,000
GRANTOR: SPTKO PROPERTIES LLC						
GRANTEE: ROACH MATTHEW N & J						
2273/0865	5/08/2019	WD	Q	I	01	810,000
GRANTOR: KATRAS GEORGE & DONNA						
GRANTEE: SPTKO PROPERTIES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W37 S27 FOP=[YR=2003] S28 E37 N28 W6 S20 W26 N20 W5 $ E5 S20 E26 N20 E6 N27 $ PTR= E45 FGR=[YR=2017] W23 S11 SFB=[YR=2004] W6 S6 UST=[YR=2009] W6 S5 FOP=[YR=2017] S32E12 N12 W1 N20 W11$ E6 N5$ S5 E18 N11 W12$ E12 S11 W13 S20 E1 S12 E23 N54$ W45$.

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	0819	CONC 12"	0	0	2	10	20.00	SF	9.50	9.50	100	2003	2003	3	82	156	
2	0810	CONCRETE A	0	0	0	0	102.00	SF	6.50	6.50	100	2004	2004	3	83	550	
3	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2003	2003	3	100	10,200	
4	0476	VF 6 SBPL	0	0	0	0	160.00	LF	32.00	32.00	100	2016	2016	3	89	4,557	

LAND DESCRIPTION

TOTAL OB/XF 15,463

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	000120	C	RES OCEAN	0	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 09/08/2022 BY DJX Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS