LOT 5 SECT 2
IN OR 1762/1862
FERREIRA REPLAT OF FDNA BEACH

KLEINBACH ANNE M/STEFANIAK RICHARD D
8788 HAVEN LANE
BATAVIA, NY 14020

2025

00-00-31-126B-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

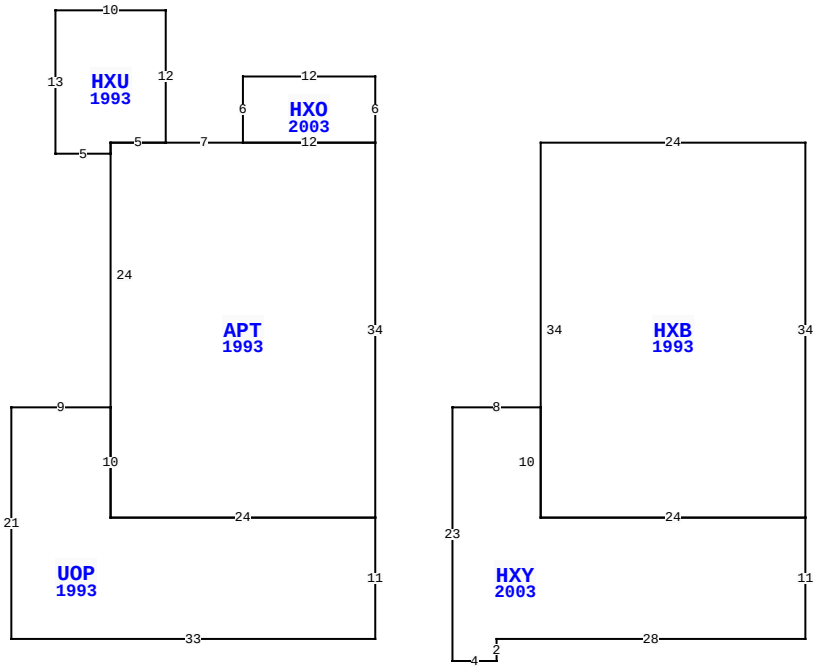
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	816	100	1993	816	117,622
HXB	816	100	1993	816	117,622
HXO	72	5	2003	4	577
HXU	125	55	1993	69	9,946
HXY	440	15	2003	66	9,513
UOP	453	20	1993	91	13,117
TOTALS	2,722			1,862	268,397

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,862	122.6960	161.96	301,570	1963	2002	0	0	0	11.00	89.00

1 DUPLEX – 0% - 0 Heated Area: 1632 HX Base Yr



937 N FLETCHER AVE U&D, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	268,397
TOTAL MARKET OB/XF VALUE	10,546
TOTAL LAND VALUE - MARKET	265,000
TOTAL MARKET VALUE	543,943
SOH/AGL Deduction	15,984
ASSESSED VALUE	527,959
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	527,959
TOTAL JUST VALUE	543,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	531,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111910	H/AC	3,000	10/21/2011
2003360	XFOB	2,000	06/26/2003
20033100	XFOB	2,000	05/15/2003
20021634	CHNGE SRVC	1,000	09/20/2002
20021318	REMODEL	1,000	08/01/2002
20021319	REMODEL	10,000	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1762/1862	10/06/2011	WD	U	I	11	175,000
GRANTOR: HSBC BANK USA N A TRU						
GRANTEE: KLEINBACH ANNE M &						
1711/1618	11/29/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: HSBC BANK USA N A T						

BUILDING NOTES

BUILDING DIMENSIONS

HXO=[YR=2003] W12S6 APT=[YR=1993] W7 HXU=[YR=1993] N12 W10 S13 E5 N1 E5$ W5S24 UOP=[YR=1993] W9S21E33N11W24 N10$S10E24N34W12$ E12N6 $ PTR= E15S6 HXB=[YR=1993] E24 S34 HXY=[YR=2003] S11W28S2W4N23E8 S10E24 $ W24 N34 $ W15N6$.

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	23	12	276.00	SF	6.50	6.50	100	1963	1963	3	20	359	
2	0810	CONCRETE A	0	0	48	36	1,728.00	SF	6.50	6.50	100	2004	2004	3	83	9,323	
3	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2011	2011	3	45	864	

LAND DESCRIPTION

TOTAL OB/XF 10,546

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	000800	C	MULTI-FAMILY	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,300.00	5,300.00	265,000							

REVIEW DATE 06/06/2024 BY DJX Total Acres: 0.00 Total Land Value: 265,000 Market: 0 Agricultural: 0 Common: 265,000 PRINTED 07/30/2025 BY SYS