

BLOCK 2 LOT 3  
(EX EXMT PT IN 1626/1418)  
OCEAN CITY NORTH PORTION R/P

CAPOWSKI NICHOLAS E/RESTIVO LAUREN  
41 PILGRIM PATH  
HUNTINGTON, NY 11743

2025

00-00-31-1520-0002-0030



| BUILDING CHARACTERISTICS |                  |                  |                      |              |                      |          |          |        |             | MARKET ADJUSTMENTS                   |           |           |             |                |                |                                   |            |                             |      | NASSAU COUNTY PROPERTY |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|--------------------------|------------------|------------------|----------------------|--------------|----------------------|----------|----------|--------|-------------|--------------------------------------|-----------|-----------|-------------|----------------|----------------|-----------------------------------|------------|-----------------------------|------|------------------------|-------|--------|-------------------|--------|---------------------------|--|--|----------|--|--------------|--|--|--|--|
| ELEMENT                  | CD               | CONSTRUCTION     |                      |              |                      |          |          |        |             | TYPE                                 | MDL       | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB                               | EYB        | ECON                        | FNCT |                        | NORM  | % COND | VALUATION SUMMARY |        |                           |  |  |          |  |              |  |  |  |  |
| Exterior Wall            | 10               | ABOVE AVG 70     |                      |              |                      |          |          |        |             | 0900                                 | 01        | 3,551     | 97.0200     | 128.07         | 454,777        | 1975                              | 1995       | 0                           | 0    | 0                      | 16.33 | 83.67  | VALUATION BY      |        |                           |  |  | STANDARD |  |              |  |  |  |  |
| Exterior Wall            | 18               | CEMENT BRK 30    |                      |              |                      |          |          |        |             | 1 SNGL FAM - 100% - 2004             |           |           |             |                |                |                                   |            |                             |      | Heated Area: 2387      |       |        |                   |        | HX Base Yr 2004           |  |  |          |  |              |  |  |  |  |
| Roof Structur            | 03               | GABLE/HIP 100    |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        | BUILDING MARKET VALUE     |  |  |          |  | 380,512      |  |  |  |  |
| Roof Cover               | 03               | COMP SHNGL 100   |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        | TOTAL MARKET OB/XF VALUE  |  |  |          |  | 30,228       |  |  |  |  |
| Interior Wall            | 04               | PLYWOOD 100      |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        | TOTAL LAND VALUE - MARKET |  |  |          |  | 562,500      |  |  |  |  |
| Interior Floo            | 14               | CARPET 70        |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        | TOTAL MARKET VALUE        |  |  |          |  | 973,240      |  |  |  |  |
| Interior Floo            | 08               | SHT VINYL 30     |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        | SOH/AGL Deduction         |  |  |          |  | 565,634      |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100      |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        | ASSESSED VALUE            |  |  |          |  | 407,606      |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100   |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        | TOTAL EXEMPTION VALUE     |  |  |          |  | HX HB 50,722 |  |  |  |  |
| Bedrooms                 |                  | 3 100            |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        | BASE TAXABLE VALUE        |  |  |          |  | 356,884      |  |  |  |  |
| Bathrooms                |                  | 2 100            |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        | TOTAL JUST VALUE          |  |  |          |  | 973,240      |  |  |  |  |
| Frame                    | 03               | MASONRY 100      |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        | NCON VALUE                |  |  |          |  | 0            |  |  |  |  |
| Stories                  | 2.               | 2. 100           |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        | INCOME VALUE              |  |  |          |  |              |  |  |  |  |
| Units                    |                  | 0 100            |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        | PREVIOUS YEAR MKT VALUE   |  |  |          |  | 821,915      |  |  |  |  |
| BUD8 Adjustme            | 02               | DIST FB 100      |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| Occupancy                | 00               | NONE 100         |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| Quality                  | 03               | Quality Level 03 |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| DOR CODE                 | 0100             | SINGLE FAMILY    |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| MAP NUM                  |                  | MKT AREA         |                      |              |                      |          |          | 01     |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| NEIGHBORHOOD/LOC         | 1057.00          |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| BAL                      | 530              | 15               | 2022                 | 80           | 8,573                |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| BAS                      | 1,178            | 100              | 1993                 | 1,178        | 126,230              |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| FOP                      | 30               | 30               | 1993                 | 9            | 965                  |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| FOP                      | 146              | 30               | 2011                 | 44           | 4,715                |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| FSP                      | 364              | 40               | 2011                 | 146          | 15,645               |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| FUS                      | 1,209            | 100              | 1993                 | 1,209        | 129,552              |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| PTO                      | 42               | 5                | 2011                 | 2            | 214                  |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| STR                      | 39               | 10               | 2022                 | 4            | 428                  |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| UDG                      | 768              | 55               | 2011                 | 422          | 45,220               |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| UOP                      | 364              | 20               | 2011                 | 73           | 7,822                |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| TOTALS                   | 5,438            |                  |                      | 3,551        | 380,512              |          |          |        |             |                                      |           |           |             |                |                | ** This building has 11 Sub-Areas |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| EXTRA FEATURES           |                  |                  |                      |              |                      |          |          |        |             | 345 S FLETCHER AVE, FERNANDINA BEACH |           |           |             |                |                |                                   |            |                             |      | BLD DATE               |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      | XF DATE                |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      | LGL DATE               |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      | LAND DATE              |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      | AG DATE                |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| 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 PAVR        | 0                    | 100          | 0                    | 0        | 3,090.00 | SF     | 10.00       | 10.00                                | 100       | 2011      | 2011        | 3              | 91             | 28,119                            |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| 2                        | 0504             | FP-ELECTRI       | 0                    | 100          | 0                    | 0        | 1.00     | UT     | 2,000.00    | 2,000.00                             | 100       | 1975      | 1975        | 3              | 34             | 680                               |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| 3                        | 0940             | SHEDS/PORT       | 0                    | 100          | 12                   | 10       | 120.00   | SF     | 30.00       | 30.00                                | 100       | 2003      | 2003        | 3              | 20             | 720                               |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| 4                        | 0350             | CARPORT WD       | 0                    | 100          | 7                    | 10       | 70.00    | SF     | 13.00       | 13.00                                | 100       | 2003      | 2003        | 3              | 20             | 182                               |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| 5                        | 0350             | CARPORT WD       | 0                    | 100          | 4                    | 10       | 40.00    | SF     | 13.00       | 13.00                                | 100       | 2011      | 2011        | 3              | 45             | 234                               |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| 6                        | 0350             | CARPORT WD       | 0                    | 100          | 5                    | 10       | 50.00    | SF     | 13.00       | 13.00                                | 100       | 2011      | 2011        | 3              | 45             | 293                               |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| LAND DESCRIPTION         |                  |                  |                      |              |                      |          |          |        |             | TOTAL OB/XF                          |           |           |             |                |                |                                   |            |                             |      | 30,228                 |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
| L N                      | USE CODE         | CLS              | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE | FRONT    | DEPTH  | TOT LND UTS | UNIT TYPE                            | D T       | 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                  | 100          | 0006                 | R-3      | 75.00    | 144.00 | 75.00       | FF                                   |           | 1.00      | 1.00        | 1.00           | 7,500.00       | 7,500.00                          | 562,500    |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |
|                          |                  |                  |                      |              |                      |          |          |        |             |                                      |           |           |             |                |                |                                   |            |                             |      |                        |       |        |                   |        |                           |  |  |          |  |              |  |  |  |  |