

BLDG 1 UNIT 2
 OCEAN COVE TOWNHOMES CONDO
 OR 1574/864

GECAWICH MICHAEL
 PO BOX 8558
 WARWICK, RI 02888

2025

00-00-31-155C-0001-0020

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		1 100	152300
Location	END	END 100	
View Lump	TYPICAL	TYPICAL 100	
Desirability	TOWNHOUSE	TOWNHOUSE 100	
Balcony	WD DECK	WD DECK 100	
Parking	GARAGE/OPN	GARAGE/OPN 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Oth Rooms		2 100	
Quality	03	Quality Level 03	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1085.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
TOTALS	1,550		1,550

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
		1,550				2008	2008	100	100	0		
1 CONDO - 0% - 0												HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			379,000
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			379,000
SOH/AGL Deduction			0
ASSESSED VALUE			379,000
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			379,000
TOTAL JUST VALUE			379,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			375,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2325/0279	12/10/2019	WD	Q	I	02	305,000
GRANTOR: GROSSO TINA LOUISE &						
GRANTEE: GECAWICH MICHAEL						
2067/1840	8/24/2016	WD	Q	I	01	266,000
GRANTOR: MCWHINNIE JOINT LIVIN						
GRANTEE: GROSSO TINA LOUISE						

EXTRA FEATURES																
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
2614 OCEAN COVE DR, FERNANDINA BEACH													BLD DATE		LGL DATE	
													XF DATE		LAND DATE	
													INC DATE		AG DATE	
													TOTAL OB/XF	0		

BUILDING NOTES																

BUILDING DIMENSIONS																

LAND DESCRIPTION													TOTAL OB/XF												
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	