UNIT 218
OCEAN PARK CONDO OR 1021/188

LOPATA CHRISTOPHER & YVONNE
5894 OLD LAKE SHORE RD
LAKE VIEW, NY 14085

2025

00-00-31-155P-0218-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		2 100	1557100
Recreation	CLUBHOUSE	CLUBHOUSE 100	
Recreation	HOT TUB	HOT TUB 100	
Recreation	POOL	POOL 100	
Location	INTERIOR	INTERIOR 100	
View Lum	OCEANVIEW	OCEANVIEW 100	
Desirability	2ND FLOOR	2ND FLOOR 100	
Balcony	FOP	FOP 100	
Parking	COV/OPEN	COV/OPEN 100	
Bedrooms		3 100	
Bathrooms		2 100	
Oth Rooms		2 100	
Quality	03	Quality Level 03	

DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,620			1,620	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1 CONDO – 0% - 0		1,620				2001	2001	100	100	0		

HX Base Yr

403 TARPON AV 218, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	658,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	658,900
SOH/AGL Deduction	0
ASSESSED VALUE	658,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	658,900
TOTAL JUST VALUE	658,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	633,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-0	MASTER BATH REMOD	6,500	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/0212	5/17/2022	WD	Q	I	01	740,000
GRANTOR: FOCHT DAVID & KATHLEE						
GRANTEE: LOPATA CHRISTOPHER						
2079/0417	10/12/2016	WD	U	I	11	100
GRANTOR: FOCHT KATHLEEN M & DA						
GRANTEE: FOCHT FAMILY LEGACY						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS