BLK 6 LOTS 8 & 10
OLD TOWN S/D UNR

SEARS ANDREW WILSON III/SANFORD JULIA STARR
516 WYNDMOOR AVENUE
WYNDMOOR, PA 19038

2025

00-00-31-1580-0006-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

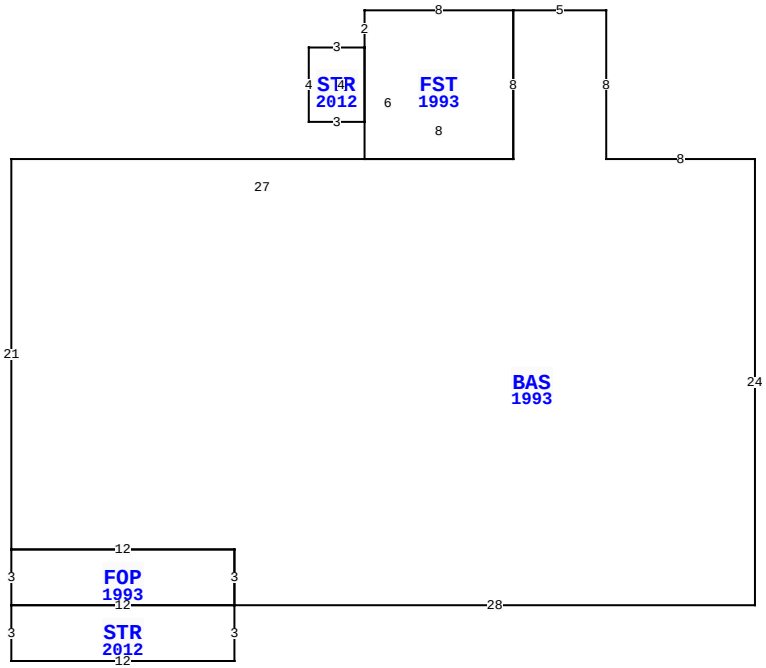
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	964	100	1993	964	92,498
FOP	36	30	1993	11	1,056
FST	64	55	1993	35	3,358
STR	12	10	2012	1	96
STR	36	10	2012	4	384
TOTALS	1,112			1,015	97,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,015	113.8860	113.89	115,598	1935	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 0 Heated Area: 964 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

803 SAN FERNANDO ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	97,391
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	438,040
TOTAL MARKET VALUE	535,431
SOH/AGL Deduction	252,475
ASSESSED VALUE	282,956
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,956
TOTAL JUST VALUE	535,431
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	488,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110477	REMOVE VINYL SIDI	300	04/04/2011
20101894	H/AC	3,500	11/01/2010
990527	OTHER	0	05/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1201/1305	1/14/2004	WD	Q	I		150,000
GRANTOR: LUCAS CARMA JUNE						
GRANTEE: SEARS ANDREW III &						
0101/0176	1/01/1970	TA	Q	I		3,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N8 W5 FST=[YR=1993] W8 S2 STR=[YR=2012] W3S4E3N4$ S6 E8 N8 $ S8 W27 S21 FOP=[YR=1993] S3 STR=[YR=2012] S3E12N3W12$ E12 N3 W12 $ E12 S3 E28 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0010	OT-1	93.00	93.00	93.20	FF		1.00	1.00	1.00	4,700.00	4,700.00	438,040							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 438,040 Market: 0 Agricultural: 0 Common: 438,040 PRINTED 07/30/2025 BY SYS