BLK 6 LOTS 13 & 14
OLD TOWN S/D UNR

DISOMMA RACHAEL MARY
33 CHESTNUT STREET
TENAFLY, NJ 07670

2025

00-00-31-1580-0006-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

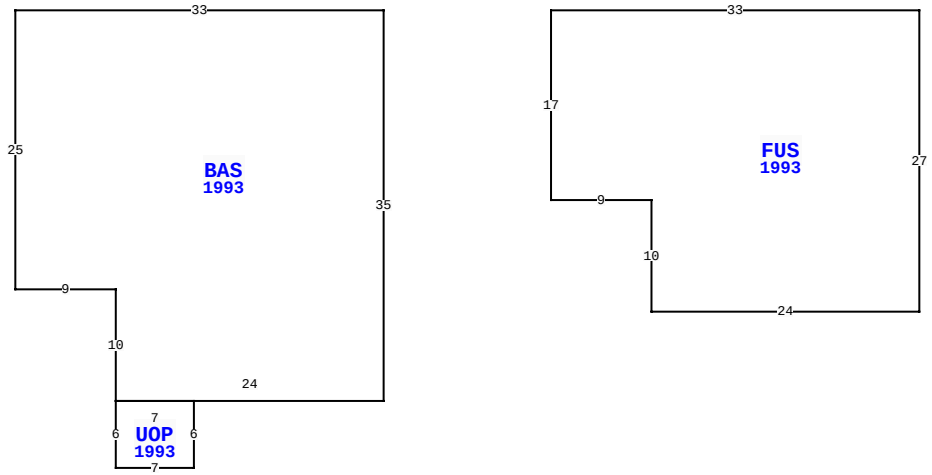
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,065	100	1993	1,065	217,358
FUS	801	100	1993	801	163,477
UOP	42	20	1993	8	1,633
TOTALS	1,908			1,874	382,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,874	138.1506	218.28	409,057	1910	2010	0	0	0	6.50	93.50

1 SFR CUST – 0% - 2023 Heated Area: 1866 HX Base Yr



801 SAN FERNANDO ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	393,361
TOTAL MARKET OB/XF VALUE	11,061
TOTAL LAND VALUE - MARKET	219,020
TOTAL MARKET VALUE	623,442
SOH/AGL Deduction	0
ASSESSED VALUE	623,442
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	623,442
TOTAL JUST VALUE	623,442
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	584,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080999	REPAIR/RRF	850	06/10/2008
20081000	REPAIR/RRF	2,100	06/10/2008
20080846	XFOB	250	05/19/2008
19984338	XFOB	2,500	09/28/1998
5343	REPAIR/RRF	3,500	05/04/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/0510	11/29/2022	WD	Q	I	01	650,000
GRANTOR: ST JOHN LISA & GREGOR						
GRANTEE: DISOMMA RACHAEL MAR						
2381/0179	7/31/2020	WD	Q	I	01	387,500
GRANTOR: TREMEL DAMON & SARA						
GRANTEE: ST JOHN LISA & GREG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 S25 E9 S10 UOP=[YR=1993] S6 E7 N6 W7 $ E24 N35 $ PTR= E15 FUS=[YR=1993] E33 S27 W24 N10 W9 N17 $ W15 $.

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	1242	WD DECK A	0	0	14	10	140.00	SF	10.00	10.00	100	1999	1999	3	20	280	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
3	0810	CONCRETE A	0	0	3	14	42.00	SF	6.50	6.50	100	1982	1982	3	35	96	
4	0825	BRICK	0	0	12	4	48.00	SF	12.50	12.50	100	1983	1983	3	77	462	
5	1242	WD DECK A	0	0	0	0	312.00	SF	10.00	10.00	100	1983	1983	3	20	624	
6	0855	CONC PAVER	0	0	0	0	715.00	SF	10.00	10.00	100	2021	2021	3	99	7,079	

LAND DESCRIPTION

TOTAL OB/XF 11,061

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	000100	C	RES	0	0010	OT-1	47.00	93.00	46.60	FF		1.00	1.00	1.00	4,700.00	4,700.00	219,020							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 219,020 Market: 0 Agricultural: 0 Common: 219,020 PRINTED 07/30/2025 BY SYS

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OLD TOWN S/D UNR

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

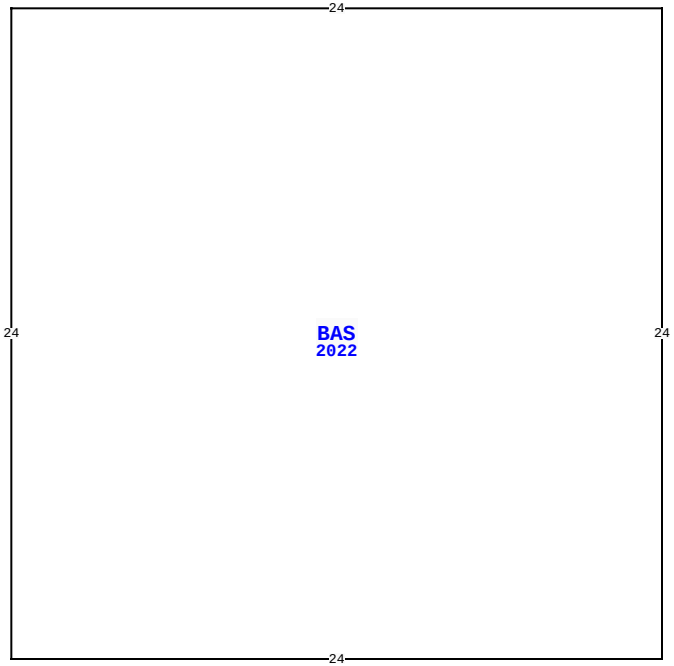
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2022	576	10,893
TOTALS	576			576	10,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	53.2400	19.70	11,347	1982	2020	0	0	0	4.00	96.00

2 GARAGE RES – 0% - 2023 Heated Area: 576 HX Base Yr



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PAGE 2 of 2 2

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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 S24 E24 N24$.

EXTRA FEATURES

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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 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 219,020 Market: 0 Agricultural: 0 Common: 219,020 PRINTED 07/30/2025 BY SYS