LOT 2
SEA CASTLES PB 4/100

CROOK HARRISON S REVOCABLE TRUST/CROOK HARRISON S
31 GIRDLE ROAD
EAST AURORA, NY 14052

2025

00-00-31-1670-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

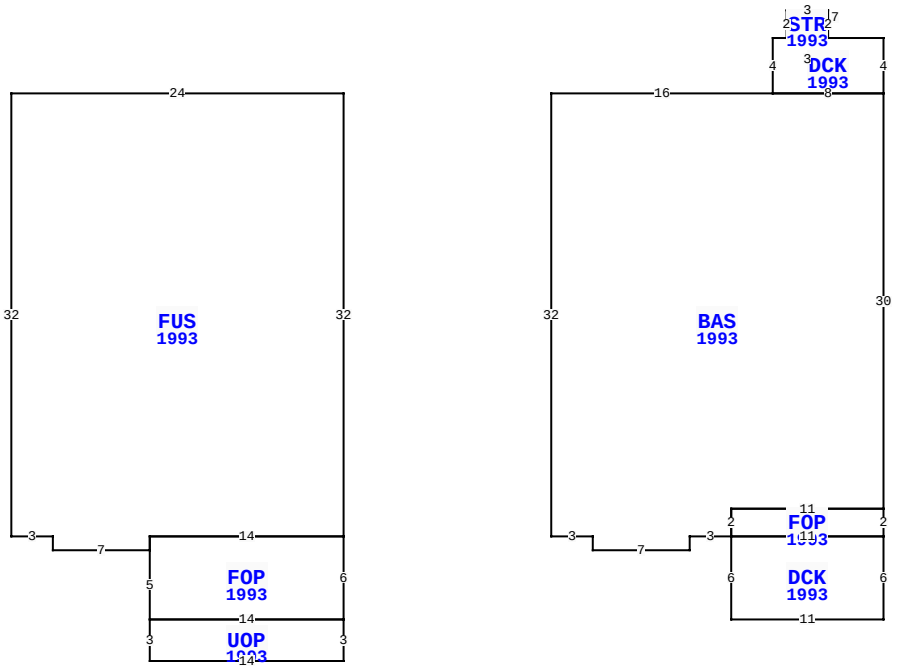
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1069.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	753	100	1993	753	117,986
DCK	32	10	1993	3	470
DCK	66	10	1993	7	1,097
FOP	22	30	1993	7	1,097
FOP	84	30	1993	25	3,917
FUS	775	100	1993	775	121,433
STR	6	10	1993	1	156
UOP	42	20	1993	8	1,254
TOTALS	1,780			1,579	247,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,579	195.2484	195.25	308,300	1981	1981	0	0	0	19.75	80.25

1 TOWNHOUSE – 0% - 0 Heated Area: 1528 HX Base Yr



3165 S FLETCHER AV 2, FERNANDINA BEACH

BLD DATE	09/24/2012 KK	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	247,411
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	360,000
TOTAL MARKET VALUE	607,411
SOH/AGL Deduction	107,598
ASSESSED VALUE	499,813
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	499,813
TOTAL JUST VALUE	607,411
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	463,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/639	2/23/2024	QC	U	I	11	100
GRANTOR: CROOK HARRISON SCOTT						
GRANTEE: CROOK HARRISON S RE						
2453/1347	4/19/2021	WD	Q	I	01	440,000
GRANTOR: SULLIVAN CYNTHIA A						
GRANTEE: CROOK HARRISON SCOT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] E16 DCK=[YR=1993] N4 E1 STR=[YR=1993] N2 E3 S2 W3$ E7 S4 W8 $ E8 S30 FOP=[YR=1993] S2 DCK=[YR=1993] S6 W11 N6 E11$ W11 N2 E11$ W11 S2 W3 S1 W7 N1 W3 N32$ PTR=W15 FUS=[YR=1993] W24 S32 E3 S1 E7 FOP=[YR=1993] S5 UOP=[YR=1993] S3 E14 N3 W14$ E14 N6 W14 S1$ N1 E14 N32 $ E15$.

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
1	000100	C	RES	0	0003	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.20	300,000.00	360,000.00	360,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 360,000 Market: 0 Agricultural: 0 Common: 360,000 PRINTED 07/30/2025 BY SYS