PT LOT 5 IN OR 788/1368
FNDA BCH WATER LOTS SUB UNR

LEIBMAN MARILYN C
P O BOX 150
SOUND BEACH, NY 11789

2025

00-00-31-1760-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

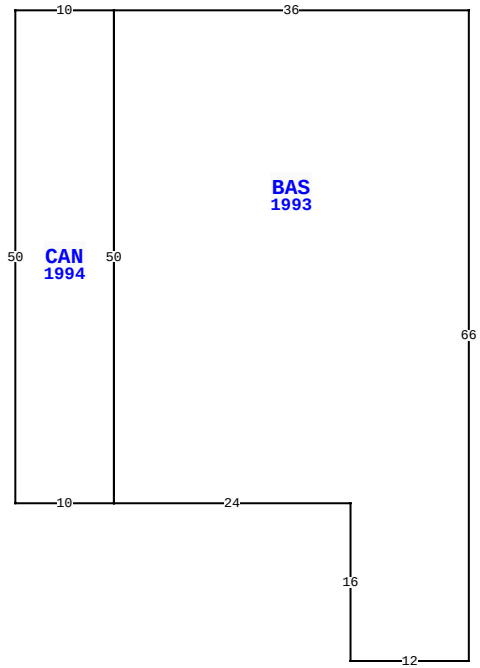
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	24	CORG METAL 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2900	WHOLESALE OUTLET
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,992	100	1993	1,992	10,669
CAN	500	30	1994	150	803
TOTALS	2,492			2,142	11,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,142	58.5446	26.78	57,363	1940	1975	0	0	0	80.00	20.00

1 STOR WAREH – 0% - 0 Heated Area: 1992 HX Base Yr



201 N FRONT ST, FERNANDINA BEACH

BLD DATE	12/28/2021	KK	LGL DATE		
XF DATE			LAND DATE	03/27/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	17,168
TOTAL MARKET OB/XF VALUE	6,707
TOTAL LAND VALUE - MARKET	385,010
TOTAL MARKET VALUE	408,885
SOH/AGL Deduction	66,991
ASSESSED VALUE	341,894
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	341,894
TOTAL JUST VALUE	408,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	373,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161061	REROOF	4,500	04/15/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0788/1368	3/31/1997	WD	Q	I		298,000
GRANTOR: CREWS JAMES WALTER						
GRANTEE: LEIBMAN MARILYN C						
0755/1657	4/02/1996	WD	Q	I	06	57,000
GRANTOR: SMITH DALE R & CAROLY						
GRANTEE: CREWS JAMES WALTER						

BUILDING NOTES

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	0300	BOAT DCK W	0	0	0	0	1,176.00	SF	28.00	28.00	100	1970	1970	3	20	6,586	
2	0425	CL FNC 8'	0	0	0	0	38.00	LF	10.65	10.65	100	1994	1994	3	30	121	

BUILDING DIMENSIONS

BAS=[YR=1993] W36 CAN=[YR=1994] W10 S50 E10 N50 $ S50 E24 S16E12 N66 $.

LAND DESCRIPTION

TOTAL OB/XF 6,707

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	004030	C	INDUST WATER	0	0006	IW	70.00	38.00	7,000.00	SF		1.00	1.00	1.00	55.00	55.00	385,000							
2	009500	C	SUBMERGED	0		IW	0.00	0.00	0.40	AC		1.00	1.00	1.00	25.00	25.00	10							

REVIEW DATE 12/28/2021 BY KK Total Acres: 0.40 Total Land Value: 385,010 Market: 0 Agricultural: 0 Common: 385,010 PRINTED 07/30/2025 BY SYS

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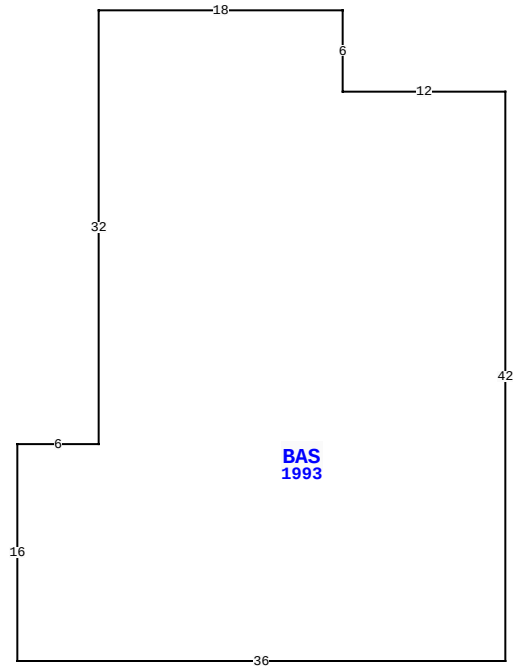
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 80
Exterior Wall	05	AVERAGE 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 60
Interior Floo	01	NONE 40
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	00	QUALITY Level 03
DOR CODE	2900	WHOLESALE OUTLET
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1993	1,464	5,695
TOTALS	1,464			1,464	5,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,464	42.5040	19.45	28,475	1945	1970	0	0	0	80.00	20.00

2 STOR WAREH – 0% - 0 Heated Area: 1464 HX Base Yr



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GRANTOR: SMITH DALE R & CAROLY						
GRANTEE: CREWS JAMES WALTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N6 W18 S32 W6 S16 E36 N42 $.

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 12/28/2021 BY KK Total Acres: 0.40 Total Land Value: 385,010 Market: 0 Agricultural: 0 Common: 385,010 PRINTED 07/30/2025 BY SYS