BLOCK 27 LOT 6
CITY OF FDNA BEACH

GALLI JAMES ANTHONY & KATHERINE BURBANK
4 CLIFFSIDE DR
LIVINGSTON, NJ 07039

2025

00-00-31-1800-0027-0060

BUILDING CHARACTERISTICS

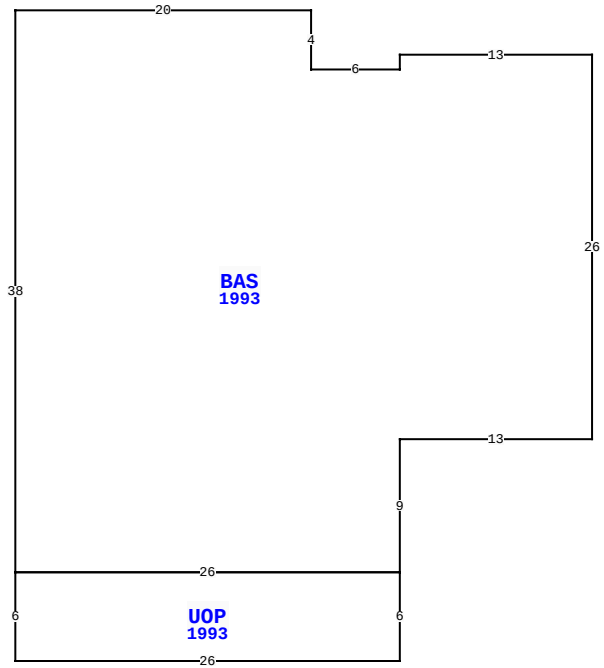
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	12	HARDWOOD 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,302	100	1993	1,302	135,934
UOP	156	20	1993	31	3,237
TOTALS	1,458			1,333	139,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,333	95.0040	125.41	167,172	1900	1985	0	0	0	16.75	83.25

1 SNGL FAM – 0% - 2024 Heated Area: 1302 HX Base Yr



501 CEDAR ST, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/22/2025 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	139,171
TOTAL MARKET OB/XF VALUE	3,937
TOTAL LAND VALUE - MARKET	237,500
TOTAL MARKET VALUE	380,608
SOH/AGL Deduction	10,797
ASSESSED VALUE	369,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369,811
TOTAL JUST VALUE	380,608
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0697	RENO	400,000	01/10/2025
2024-0698	ADU	175,000	01/10/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/538	7/12/2023	WD	Q	I	01	347,000
GRANTOR: HEYS MARK SCOTT & SHA						
GRANTEE: GALLI JAMES ANTHONY						
2591/1390	9/20/2022	WD	Q	I	01	370,000
GRANTOR: WOODS BARRY N ET AL						
GRANTEE: HEYS MARK SCOTT & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 S1 W6 N4 W20 S38 UOP=[YR=1993] S6 E26 N6 W26$ E26 N9 E13 N26$.

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	0810	CONCRETE A	0	0	16	3	48.00	SF	6.50	6.50	100	1990	1990	3	57	178	
2	0810	CONCRETE A	0	0	14	4	56.00	SF	6.50	6.50	100	1990	1990	3	57	207	
3	0825	BRICK	0	0	7	4	28.00	SF	12.50	12.50	100	1990	1990	3	85	298	
4	1243	WD DECK F	0	0	6	4	24.00	SF	8.00	8.00	100	2006	2006	3	24	46	
5	1242	WD DECK A	0	0	4	6	24.00	SF	10.00	10.00	100	2006	2006	3	24	58	
6	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 3,937

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	237,500							

REVIEW DATE 06/06/2025 BY HS Total Acres: 0.00 Total Land Value: 237,500 Market: 0 Agricultural: 0 Common: 237,500 PRINTED 07/30/2025 BY SYS