

BLOCK 213 W 75FT OF E 125FT
OF N 100FT LOT 10
IN OR 2653/832

MARKOYA DAVID & BONNIE LYNN
70 FRANKLIN AVE
DERBY, CT 06418

2025

00-00-31-1800-0213-0102



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 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories		1. 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	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1993	1,012	105,504
TOTALS	1,012			1,012	105,504

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
1	0810	CONCRETE A	0	0	36	8	288.00	SF	6.50	6.50	100	1970	1970	3	20	374	
2	0810	CONCRETE A	0	0	43	3	129.00	SF	6.50	6.50	100	1970	1970	3	20	168	
3	0819	CONC 12"	0	0	5	16	80.00	SF	9.50	9.50	100	1970	1970	3	20	152	
4	0810	CONCRETE A	0	0	44	10	440.00	SF	6.50	6.50	100	2025	2024		100	2,860	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		R-2	75.00	100.00	75.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	202,500							

REVIEW DATE 05/01/2025 BY KB

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,012	111.5000	111.50	112,838	1970	2010	0	0	0	6.50	93.50	

1 SINGLE FAM - 0% - 2024

Heated Area: 1012

HX Base Yr

22

46

22

46

BAS
1993

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

1116 HICKORY ST, FERNANDINA BEACH

TOTAL OB/XF														3,554			
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TOTAL OB/XF														3,554			
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Total Acres: 0.00 Total Land Value: 202,500 Market: 0 Agricultural: 0 Common: 202,500

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		118,798
TOTAL MARKET OB/XF VALUE		3,554
TOTAL LAND VALUE - MARKET		202,500
TOTAL MARKET VALUE		324,852
SOH/AGL Deduction		15,560
ASSESSED VALUE		309,292
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		309,292
TOTAL JUST VALUE		324,852
NCON VALUE		16,154
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0	20X30 STORAGE		08/08/2024
20210751	REPAIR/RRF	0	11/12/2021
20052288	REPAIR/RRF	3,000	07/25/2005
5685	REPAIR/RRF	1,500	11/06/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2653/832	7/12/2023	WD	Q	I	01	355,000
GRANTOR: BROWN KATHLEEN M						
GRANTEE: MARKOYA DAVID & BON						
2351/1858	4/03/2020	WD	Q	I	02	196,000
GRANTOR: CABELL JOHN & LORI (H						
GRANTEE: BROWN KATHLEEN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S22 E46 N22 \$.

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