BLK 216 TRACT A OF LOT 3
IN OR 1788/487
CITY OF FDNA BEACH S/D OF

VANLIEW FELISA T
1018 KENSINGTON AVE
PLAINFIELD, NJ 07060

**2025**

**00-00-31-1800-0216-03A0**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 02 | ROLL COMP 100 |
| Interior Wall | 03 | PLASTER 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 | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

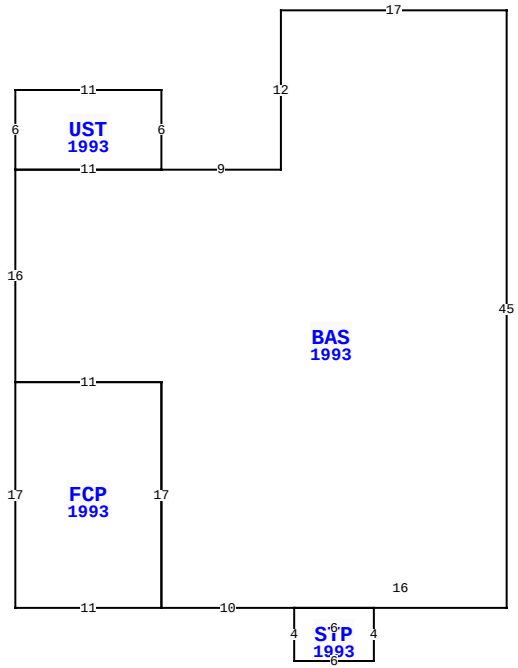
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1009.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,238 | 100 | 1993 | 1,238 | 102,301 |
| FCP | 187 | 25 | 1993 | 47 | 3,883 |
| STP | 24 | 10 | 1993 | 2 | 165 |
| UST | 66 | 45 | 1993 | 30 | 2,479 |
| TOTALS | 1,515 | | | 1,317 | 108,829 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,317 | 121.5240 | 121.52 | 160,042 | 1961 | 1980 | 0 | 0 | 0 | 32.00 | 68.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1238 HX Base Yr




232 S 11TH 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 | 108,829 |
| TOTAL MARKET OB/XF VALUE | 927 |
| TOTAL LAND VALUE - MARKET | 151,200 |
| TOTAL MARKET VALUE | 260,956 |
| SOH/AGL Deduction | 59,324 |
| ASSESSED VALUE | 201,632 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 201,632 |
| TOTAL JUST VALUE | 260,956 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 228,280 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| BLDR-2025-1 | RENOVATION | 183,302 | 05/30/2025 |
| 2959 | REROOF | 3,500 | 08/01/1984 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1788/0487 | 4/09/2012 | WD | U | I | 30 | 100 |

GRANTOR: TELFAIR IRMA J

GRANTEE: VANLIEW FELISA T

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W17 S12 W9 UST=[YR=1993] N6 W11 S6E11$ W11 S16 FCP=[YR=1993] S17 E11 N17W11$ E11 S17 E10 STP=[YR=1993] S4 E6 N4W6$ E16 N45$ .

### 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 | 0 | 0 | 450.00 | SF | 6.50 | 6.50 | 100 | 1961 | 1961 | 3 | 20 | 585 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 114.00 | SF | 6.50 | 6.50 | 100 | 1961 | 1961 | 3 | 20 | 148 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 149.00 | SF | 6.50 | 6.50 | 100 | 1961 | 1961 | 3 | 20 | 194 | |

### LAND DESCRIPTION

TOTAL OB/XF 927

| 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 | 56.00 | 100.00 | 56.00 | FF | | 1.00 | 1.00 | 1.00 | 2,700.00 | 2,700.00 | 151,200 | | | | | | | |

REVIEW DATE 03/13/2023 BY DJ Total Acres: 0.00 Total Land Value: 151,200 Market: 0 Agricultural: 0 Common: 151,200 PRINTED 07/30/2025 BY SYS