LOT 23
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

DESNOYERS PETER J & JACQUELINE
117 PARK PLACE
WATCHUNG, NJ 07069

2025

00-SB-30-065A-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 03

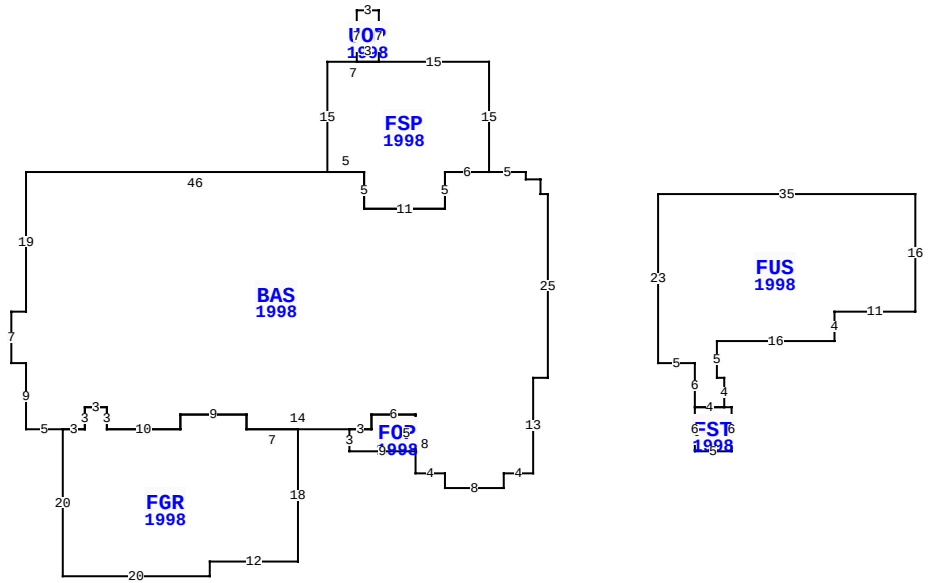
NEIGHBORHOOD/LOC 3019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,498	100	1998	2,498	461,958
FGR	643	55	1998	354	65,466
FOP	39	30	1998	12	2,219
FSP	385	40	1998	154	28,480
FST	30	55	1998	16	2,959
FUS	702	100	1998	702	129,822
UOP	21	20	1998	4	739
TOTALS	4,318			3,740	691,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,740	133.7688	211.35	790,449	1998	1998	0	0	0	12.50	87.50

1 SFR CUST – 0% - 2024 Heated Area: 3200 HX Base Yr



1626 REGATTA DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	691,643
TOTAL MARKET OB/XF VALUE	17,868
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	1,209,511
SOH/AGL Deduction	0
ASSESSED VALUE	1,209,511
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,209,511
TOTAL JUST VALUE	1,209,511
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,178,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804796	XFOB	990	03/01/1998
B9704153	NEW CONSTR	175,000	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2667/1166	9/18/2023	WD	U	I	30	1,023,800
GRANTOR: DESNOYERS MARK 2016 R						
GRANTEE: DESNOYERS PETER J &						
2027/0740	1/28/2016	QC	U	I	11	100
GRANTOR: DESNOYERS MARK TRUSTE						
GRANTEE: DESNOYERS MARK TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W1 N2 W2 N1 W5 FSP=[YR=1998] N15 W15
UOP=[YR=1998] N7 W3 S7 E3 $ W7 S15 E5 S5 E11 N5 E6 $ W6 S5
W11 N5 W46 S19 W2 S7 E2 S9 E5 FGR=[YR=1998] S20 E20 N2 E12
N18 W7 N2 W9 S2 W10 N3 W3 S3 W3 $ E3 N3 E3 S3 E10 N2 E9 S2
E14 FOP=[YR=1998] S3 E9 N5 W6 S2 W3 $ E3 N2 E6 S8 E4 S2 E8 N2
E4 N13 E2 N25 $ PTR= E15 FUS=[YR=1998] E35 S16 W11 S4 W16 S5
E1 S4 FST=[YR=1998] E1 S6 W5 N6 E4 $ W4 N6 W5 N23 $ W15 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	0	0	0	1,053.00	SF	6.50	6.50	100	1998	1998	3	73	4,996	
3	0810	CONCRETE A	0	0	0	0	121.00	SF	6.50	6.50	100	1998	1998	3	73	574	
4	0861	POOL GUNIT	0	0	0	0	186.00	SF	85.00	85.00	100	1998	1998	3	20	3,162	
5	0910	SCRN RM L	0	0	0	0	867.00	SF	15.00	15.00	100	1998	1998	3	20	2,601	
6	0845	KOOL DECK	0	0	0	0	642.00	SF	7.25	7.25	100	1998	1998	3	73	3,398	
7	0810	CONCRETE A	0	0	0	0	71.00	SF	6.50	6.50	100	1998	1998	3	73	337	

LAND DESCRIPTION

TOTAL OB/XF 17,868

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	000140	C	RES GOLF	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS