LOT 126
GOLFSIDE AT SUMMER BEACH #1
PB 5/114-118

MAJEWSKI ANDREW J & LISA R
5 BIRCH HILL RD
NEWTON, MA 02465

2025

00-SB-30-065A-0126-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

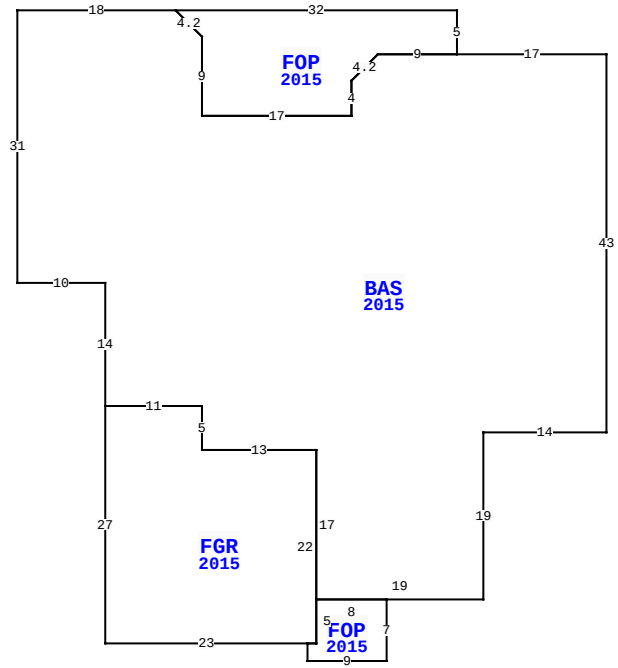
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,042	100	2015	3,042	543,127
FGR	583	55	2015	321	57,312
FOP	58	30	2015	17	3,035
FOP	273	30	2015	82	14,640
TOTALS	3,956			3,462	618,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,462	118.2016	186.76	646,563	2015	2015	0	0	0	4.40	95.60

1 SFR CUST – 0% - 0 Heated Area: 3042 HX Base Yr



1659 YACHTSMANS CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	618,114
TOTAL MARKET OB/XF VALUE	6,270
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	974,384
SOH/AGL Deduction	60,407
ASSESSED VALUE	913,977
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	913,977
TOTAL JUST VALUE	974,384
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	946,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530416	CO ISSUED	0	09/02/2015
B1530416	NEW CONSTR	371,013	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2271/0531	4/26/2019	WD	Q	I	01	775,000
GRANTOR: VON MOHR PAUL J & MAR						
GRANTEE: MAJEWSKI ANDREW J &						
1221/0064	4/08/2004	WD	Q	V		152,000
GRANTOR: CONNER DAVID M						
GRANTEE: VONMOHR PAUL J & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 FOP=[YR=2015] N5 W32 D3 R3 S9 E17 N4 U3 R3 E9$ W9 D3 L3 S4 W17 N9 U3 L3 W18 S31 E10 S14 FGR=[YR=2015] S27 E23 FOP=[YR=2015] S2 E9 N7 W8 S5 W1$ E1 N22 W13 N5 W11$ E11 S5 E13 S17 E19 N19 E14 N43$.

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	0855	CONC PAVER	0	0	0	0	624.00	SF	10.00	10.00	100	2015	2015	3	95	5,928	
2	0855	CONC PAVER	0	0	0	0	36.00	SF	10.00	10.00	100	2015	2015	3	95	342	

LAND DESCRIPTION

TOTAL OB/XF 6,270

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 04/14/2020 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS