LOTS 58 & 59
IN OR 2135/405
EX ESMT IN OR 171/240

SHAH CHETAN & HINA
6 SKYVIEW TERRACE
NORTH ANDOVER, MA 01845

2025

01-6N-29-0200-0058-0000

BUILDING CHARACTERISTICS

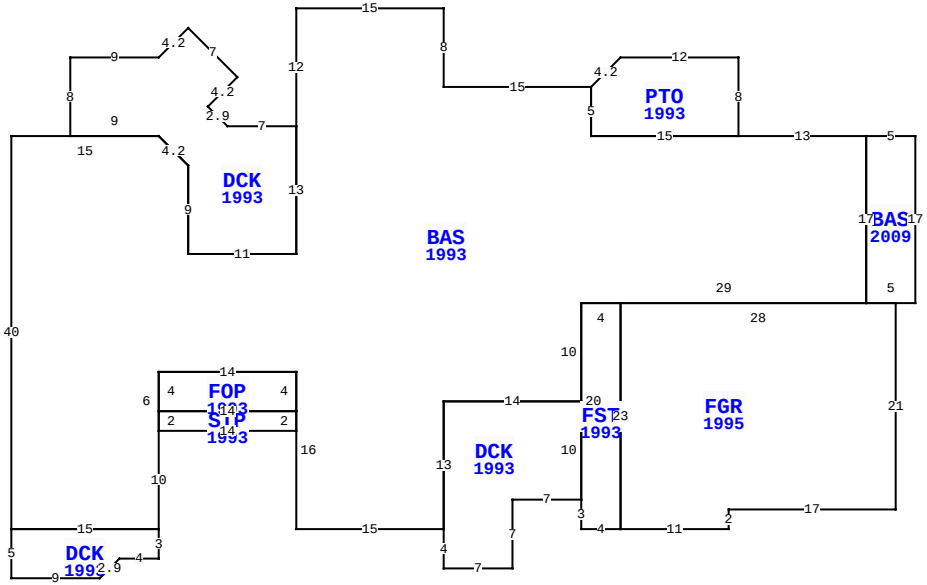
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,541	100	1993	2,541	350,415
BAS	85	100	2009	85	11,722
DCK	65	10	1993	6	828
DCK	189	10	1993	19	2,620
DCK	277	10	1993	28	3,861
FGR	610	55	1995	336	46,336
FOP	56	30	1993	17	2,345
FST	92	55	1993	51	7,033
PTO	116	5	1993	6	828
STP	28	10	1993	3	413
TOTALS	4,059			3,092	426,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,092	105.1560	166.15	513,736	1974	1990	0	0	0	17.00	83.00

1 SFR CUST – 0% - 0 Heated Area: 2626 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

3 GREEN WINGED TEAL RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	426,401
TOTAL MARKET OB/XF VALUE	10,600
TOTAL LAND VALUE - MARKET	800,000
TOTAL MARKET VALUE	1,237,001
SOH/AGL Deduction	417,047
ASSESSED VALUE	819,954
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	819,954
TOTAL JUST VALUE	1,237,001
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,218,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213165	ROOF	17,008	10/01/2012
M004439	H/AC	0	05/01/2000
0285	H/AC	6,000	10/01/1993
7084	REPAIR/RRF	5,200	03/15/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2135/0405	6/26/2017	WD	Q	I	01	691,400
GRANTOR: HERAKOVICH RUSSELL J						
GRANTEE: SHAH CHETAN & HINA						
1633/0162	7/30/2009	WD	U	I	38	600,000
GRANTOR: MEADOWS JONATHAN A &						
GRANTEE: HERAKOVICH RUSSELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W5 BAS=[YR=1993] W13 PTO=[YR=1993] N8 W12 L3 D3 S5 E15 $ W15 N5W15 N8 W15 S12 DCK=[YR=1993] W7 U2 L2 U3 R3 U5 L5 D3 L3 W9 S8 E9 D3 R3 S9 E11 N13 $ S13 W11 N9 L3 U3 W15 S40 DCK=[YR=1993] S5 E9 U2 R2 E4 N3 W15 $ E15 N10 STP=[YR=1993] E14 N2 FOP=[YR=1993] N4 W14 S4 E14 $ W14 S2$ N6 E14 S16 E15 DCK=[YR=1993] S4 E7N7 E7 FST=[YR=1993] S3 E4 FGR=[YR=1995] E11 N2 E17 N21 W28 S23 $ N23 W4 S20 $ N10 W14 S13 $ N13E14 N10 E29 N17 $ S17 E5 N17 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1974	1974	3	32	640	
2	0812	CONCRETE C	0	0	0	0	1,204.00	SF	4.00	4.00	100	1982	1982	3	35	1,686	
3	1126	CB/STC 8"	0	0	0	0	957.00	SF	8.00	8.00	100	1974	1974	3	24	1,837	
4	0810	CONCRETE A	0	0	0	0	87.00	SF	6.50	6.50	100	1974	1974	3	24	136	
5	0444	BOX FNC 4'	0	0	0	0	14.00	LF	6.50	6.50	100	1974	1974	3	20	18	
6	0445	BOX FNC 5'	0	0	0	0	30.00	LF	8.10	8.10	100	1974	1974	3	20	49	
7	0855	CONC PAVER	0	0	34	3	102.00	SF	7.00	7.00	100	2008	2008	3	88	628	
8	0858	SCULP CONC	0	0	0	0	880.00	SF	6.50	6.50	100	2011	2011	3	98	5,606	

LAND DESCRIPTION

TOTAL OB/XF 10,600

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		RG-2	0.00	0.00	2.00	LT		1.00	1.00	0.80	500,000.00	400,000.00	800,000							

REVIEW DATE 04/21/2020 BY DJA Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/30/2025 BY SYS