LOT 465
NORTH HAMPTON PHASE 3 PB 7/16

MURTHA PAUL A & TRACEY J
260 WILLARD AVE
STATEN ISLAND, NY 10314

2025

12-2N-27-1460-0465-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

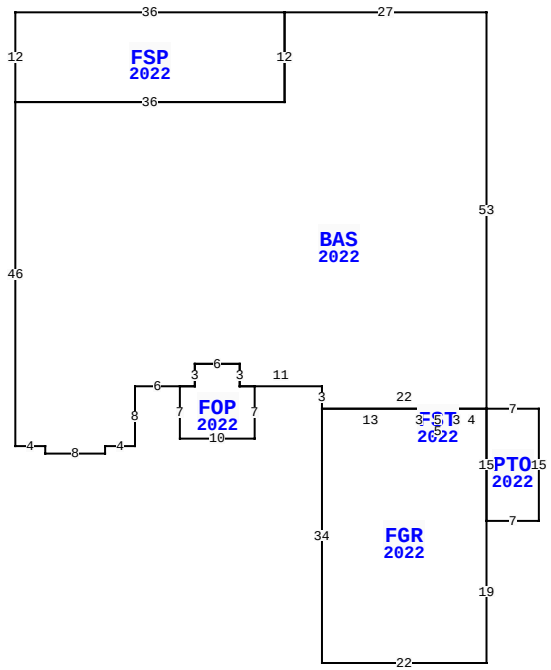
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,902	100	2022	2,902	443,028
FGR	733	55	2022	403	61,523
FOP	88	30	2022	26	3,969
FSP	432	40	2022	173	26,410
FST	15	55	2022	8	1,221
PTO	105	5	2022	5	763
TOTALS	4,275			3,517	536,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,517	116.2350	153.43	539,613	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 0 Heated Area: 2902 HX Base Yr



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

862086 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	536,915
TOTAL MARKET OB/XF VALUE	15,899
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	657,814
SOH/AGL Deduction	0
ASSESSED VALUE	657,814
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	657,814
TOTAL JUST VALUE	657,814
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	632,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005821	CO ISSUED	0	04/14/2022
21005800	NEW CONSTR	431,878	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2404/1089	10/29/2020	WD	Q	V	01	88,000
GRANTOR: CRAWFORD GARY M & KAT						
GRANTEE: MURTHA PAUL A & TRA						
2064/1640	8/11/2016	WD	Q	V	01	86,000
GRANTOR: PLANTATION HOUSING CO						
GRANTEE: CRAWFORD GARY M & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W27 FSP=[YR=2022] W36 S12 E36 N12$ S12 W36 S46 E4 S1 E8 N1 E4 N8 E6 FOP=[YR=2022] S7 E10 N7 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E11 S3 FGR=[YR=2022] S34 E22 N19 PTO=[YR=2022] E7 N15 W7 S15$ N15 W4 FST=[YR=2022] W5 S3 E5 N3$ S3 W5 N3 W13$ E22 N53$.

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	1,606.00	SF	10.00	10.00	100	2022	2022	3	99	15,899	

LAND DESCRIPTION

TOTAL OB/XF 15,899

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	105,000.00	105,000.00	105,000							

REVIEW DATE 10/31/2022 BY NW Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS