LOT 160
HAMPTON LAKES PHASE V-B
OR 2445/712

TETA MICHAEL & ASHLEY
17 DUANE ST
FARMINGDALE, NY 11735

2025

13-2N-27-0724-0160-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	06	Quality Level 06

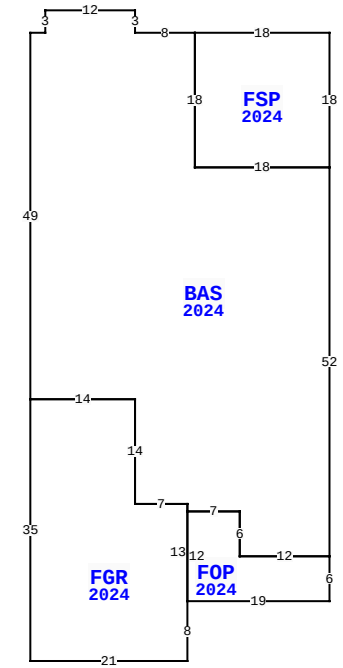
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,127	100	2024	2,127	344,064
FGR	637	55	2024	350	56,616
FOP	156	30	2024	47	7,603
FSP	324	40	2024	130	21,029
TOTALS	3,244			2,654	429,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,654	122.5440	161.76	429,311	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2127 HX Base Yr



84558 GREYLOCK CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	429,311
TOTAL MARKET OB/XF VALUE	6,220
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	510,531
SOH/AGL Deduction	0
ASSESSED VALUE	510,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	510,531
TOTAL JUST VALUE	510,531
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007910			06/21/2023
22912934	NEW CONSTR	352,815	08/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2653/1052	6/30/2023	WD	Q	I	01	608,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: TETA MICHAEL & ASHL						
2457/1754	4/30/2021	SW	Q	V	05	3,319,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

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	622.00	SF	10.00	10.00	100	2024	2023		100	6,220	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E2 N3 E12 S3 E8 S18 E18 S52 W12 N6 W7 N1 W7 N14 W14 N49 $
FGR=[YR=2024;ORIG=10,59] E14 S14 E7 S13 S8 W21 N35 $
FOP=[YR=2024;ORIG=50,80] W12 N6 W7 S12 E19 N6 $
FSP=[YR=2024;ORIG=32,10] E18 S18 W18 N18 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,220

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	75,000.00	75,000.00	75,000							

REVIEW DATE 08/02/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS