

LOT 22  
 AMELIA BAY ESTATES PB 7/4  
 ESMT PT OR 1397/1057

RUEDAS CARLOS E &/ECHEVERRY LAUREN  
 517 WESTBROOK DR  
 CORTLANDT MANOR, NY 10567

2025

32-2N-28-005A-0022-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 95,000 <b>TOTAL MARKET VALUE</b> 95,000 <b>SOH/AGL Deduction</b> 35,105 <b>ASSESSED VALUE</b> 59,895 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 59,895 <b>TOTAL JUST VALUE</b> 95,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 90,000																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2436/1810</td> <td>2/24/2021</td> <td>WD</td> <td>Q</td> <td>V</td> <td>02</td> <td>50,000</td> </tr> </tbody> </table> GRANTOR: PARISE SAM N & DELLA GRANTEE: RUEDAS CARLOS E & L 2086/0913      10/27/2016      QC U      V      11      100 GRANTOR: PARISE SAM N & DELLA GRANTEE: SAM N PARISE & DELL										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2436/1810	2/24/2021	WD	Q	V	02	50,000
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<b>TOTALS</b> <b>EXTRA FEATURES</b>										95152 BROOKHILL PL, FERNANDINA BEACH BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025      MLU																																	
L N	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																											
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	95,000.00	95,000.00	95,000																										
<b>REVIEW DATE</b> 05/09/2025 <b>BY</b> MLU      Total Acres: 0.00      Total Land Value: 95,000      Market: 0      Agricultural: 0      Common: 95,000 <b>PRINTED 07/30/2025 BY SYS</b>																																											