

LOT 15 PT OF TRACT A
IN OR 2392/810
PINEY ISLAND PB 4/63 & 64

RHODES AMBER &/CALLAHAN JAMES E
215 HART BLVD #5B
STATEN ISLAND, NY 10301

2025

37-2N-28-5000-0015-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 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		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,559	135.0720	178.30	456,270	1980	1995	0	0	24.25	75.75		
1 SNGL FAM - 0% - 0													
Heated Area: 2081 HX Base Yr													

Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4016.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,081	100	1993	2,081	281,064
FGR	640	55	1993	352	47,542
FOP	123	30	1993	37	4,997
FSP	168	40	1993	67	9,049
PTO	432	5	2007	22	2,972
TOTALS	3,444			2,559	345,625

EXTRA FEATURES																	
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
1	0810	CONCRETE A	0	0	0	0	56.00		6.50	6.50	100	1980	1980	3	30	109	
2	0810	CONCRETE A	0	0	0	0	1,458.00	SF	6.50	6.50	100	1980	1980	3	30	2,843	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
4	0812	CONCRETE C	0	0	0	0	1,237.00	SF	4.00	4.00	100	2001	2001	3	79	3,909	

94048 LIMPKIN LN, FERNANDINA BEACH	BLD DATE	LGL DATE	04/15/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

TOTAL OB/XF														8,401
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			345,625
TOTAL MARKET OB/XF VALUE			8,401
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			514,026
SOH/AGL Deduction			64,790
ASSESSED VALUE			449,236
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			449,236
TOTAL JUST VALUE			514,026
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			489,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5086	REPAIR/RRF	5,900	08/09/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2392/0810	9/14/2020	WD Q	Q	I	01	390,000
GRANTOR: BALL KIMBERLY ANNE						
GRANTEE: RHODES AMBER & JAME						
1895/0564	12/24/2013	WD Q	Q	I	02	275,000
GRANTOR: FURR GLORIA M TRUSTEE						
GRANTEE: BALL KIMBERLY ANNE						

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=1993] W10 PTO=[YR=2007] N12 W36 FSP=[YR=1993] W14 S12 BAS=[YR=1993] W31 S29 E14 S2 FOP=[YR=1993] S3 E41 N3 W41\$ E41 N2 E12 N21 E7 N8 W43\$ E14 N12\$ S12 E36\$ W7 S8 W7 S21 E24 N29\$.