

LOT 9
OYSTER BAY #5 PB 6/12

SOLOMON GARY & AGATHA
142R GREEN LANE
DURHAM, CT 06422

2025

46-3N-28-5484-0009-0000



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	PAGE 1 of 1															
Exterior Wall	31	HARDIE BRD 100	0500	01	2,444	114.7335	181.28	443,048	1997	2005	0	0	0	9.25	90.75	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 0% - 2023													Heated Area: 1837															
Roof Cover	03	COMP SHNGL 100														HX Base Yr															
Interior Wall	05	DRYWALL 100																													
Interior Floo	12	HARDWOOD 70																													
Interior Floo	14	CARPET 30																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		3 100																													
Bathrooms		2 100																													
Frame	02	WOOD FRAME 100																													
Stories	1.5	1.5 100																													
Units		0 100																													
Occupancy	00	NONE 100																													
Quality			04	Quality Level 04																											
DOR CODE			0100	SINGLE FAMILY																											
MAP NUM				MKT AREA																											
NEIGHBORHOOD/LOC			4024.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,837	100	1997	1,837	302,207																										
FGR	462	55	1997	254	41,786																										
FOP	228	30	1997	68	11,187																										
FSP	157	40	2007	63	10,365																										
USP	300	30	2016	90	14,806																										
UUS	264	50	1997	132	21,716																										
TOTALS	3,248			2,444	402,066																										
EXTRA FEATURES						96107 LIGHT WIND DR, FERNANDINA BEACH																									
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	0811	CONCRETE B	0	0	0	0	1,335.00	SF	5.20	5.20	100	1997	1997	3	72	4,998															
2	0462	ST/AL FNC	0	0	120	0	480.00	SF	10.00	10.00	100	2015	2015	3	75	3,600															
3	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2015	2015	3	87	783															
4	0855	CONC PAVER	0	0	0	0	259.00	SF	10.00	10.00	100	2010	2010	3	90	2,331															
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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	142,500.00	142,500.00	142,500														
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 142,500 Market: 0 Agricultural: 0 Common: 142,500 PRINTED 07/30/2025 BY SYS																															