BLOCK 2 LOT 1
IN OR 825/701
AMERICAN BEACH 3 SECT 2 PB 4/1

WILSON SHERALD G SR & LOIS G D
165 EDGEHILL RD
SYRACUSE, NY 13224

2026

00-00-30-010D-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

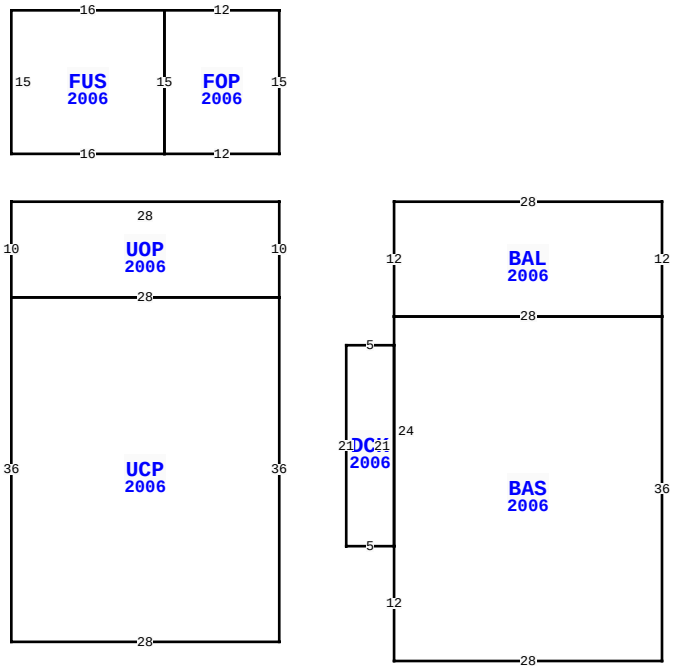
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	336	15	2006	50	8,399
BAS	1,008	100	2006	1,008	169,330
DCK	105	10	2006	10	1,680
FOP	180	30	2006	54	9,071
FUS	240	100	2006	240	40,317
UCP	1,008	20	2006	202	33,933
UOP	280	20	2006	56	9,408
TOTALS	3,157			1,620	272,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,620	132.8040	184.60	299,052	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM 0% - 0 Heated Area: 1248 HX Base Yr



1840 LEWIS ST, FERNANDINA BEACH

BLD DATE	01/03/2007 0	LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	272,137
TOTAL MARKET OB/XF VALUE	1,760
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	723,897
SOH/AGL Deduction	195,912
ASSESSED VALUE	527,985
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	527,985
TOTAL JUST VALUE	723,897
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	716,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26086	REMODEL	4,600	06/01/2012
C0413114	CO ISSUED	0	06/01/2004
B0413114	NEW CONSTR	100,000	06/01/2004
R046351	REPAIR/RRF	2,000	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0825/0701	3/06/1998	WD	Q	V		29,000
GRANTOR: MORGAN EMMA						
GRANTEE: WILSON SHERALD G SR						
0581/0243	10/06/1989	WD	U	V		7,600
GRANTOR: FLA DPT OF INSURANCE						
GRANTEE: MORGAN EMMA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2006] E28 S10 UCP=[YR=2006] S36 W28 N36 E28$ W28 N10$ PTR=[YR=2006] E40 BAL=[YR=2006] E28 S12 BAS=[YR=2006] S36 W28 N12 DCK=[YR=2006] W5 N21 E5 S21$ N24 E28$ W28 N12$ W40$ PTR=[YR=2006] N20 FUS=[YR=2006] E16 FOP=[YR=2006] E12 S15 W12 N15$ S15 W16 N15$ S20$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	

LAND DESCRIPTION

TOTAL OB/XF 1,760

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		RSF-2	50.00	102.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/09/2026 BY SYS