LOT 16
COTTAGE AT AMELIA OR 2387/1775

LEJUEZ DAVID/PUDELKO BEATA
28 KEW DRIVE
SPRINGFIELD, NJ 07081

2026

00-00-31-1025-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

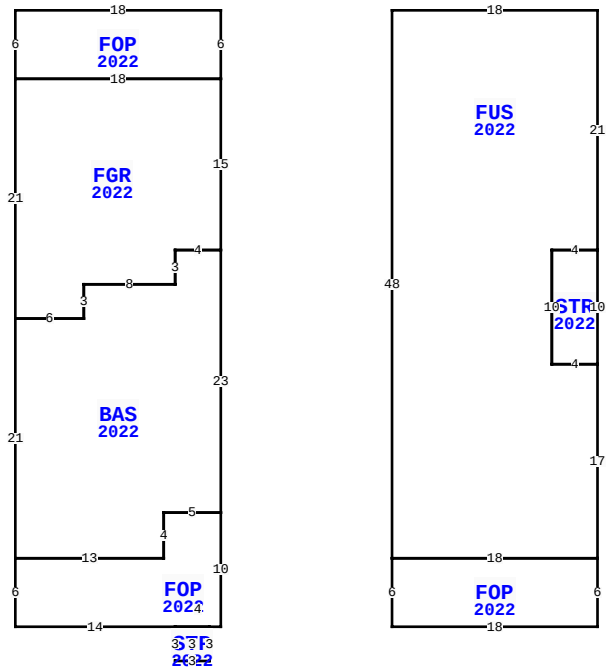
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	406	100	2022	406	89,472
FGR	330	55	2022	182	40,108
FOP	108	30	2022	32	7,052
FOP	108	30	2022	32	7,052
FOP	128	30	2022	38	8,374
FUS	824	100	2022	824	181,588
STP	9	10	2022	1	221
STR	40	10	2022	4	881
TOTALS	1,953			1,519	334,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,519	212.0009	222.60	338,129	2022	2022	0	0	0	1.00	99.00

1 TOWNHOUSE 0% - 2024 Heated Area: 1230 HX Base Yr



415 S 9TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	334,748
TOTAL MARKET OB/XF VALUE	259
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	400,007
SOH/AGL Deduction	0
ASSESSED VALUE	400,007
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	400,007
TOTAL JUST VALUE	400,007
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	389,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211594	NEW CONSTR	185,889	09/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2660/668	8/08/2023	WD	Q	I	01	450,000
GRANTOR: MARCO SERGE F						
GRANTEE: LEJUEZ DAVID						
2660/235	8/08/2023	WD	U	I	11	100
GRANTOR: MARCO SERGE F						
GRANTEE: LEJUEZ DAVID						

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
2	1243	WD DECK F	0	0	9	4	36.00	SF	8.00	8.00	100	2022	2022	3	90	259	

BUILDING DIMENSIONS

```
FUS=[YR=2022;ORIG=15,0] E18 S21 W4 S10 E4 S17 W18 N48 $
BAS=[YR=2022;ORIG=-18,27] S21 E13 N4 E5 N23 W4 S3 W8 S3 W6 $
FGR=[YR=2022;ORIG=-18,6] S21 E6 N3 E8 N3 E4 N15 W18 $
FOP=[YR=2022;ORIG=-18,48] S6 E14 E4 N10 W5 S4 W13 $
FOP=[YR=2022;ORIG=0,0] W18 S6 E18 N6 $
FOP=[YR=2022;ORIG=33,48] S6 W18 N6 E18 $
STR=[YR=2022;ORIG=33,21] S10 W4 N10 E4 $
STP=[YR=2022;ORIG=-4,54] S3 E3 N3 W3 $
PTR=[ORIG=0,0] E15 W15 $
.
```

LAND DESCRIPTION

TOTAL OB/XF 259

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		MU-8	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS