BLOCK J LOT W 67 FT OF LOT 5
IN OR 2307/923
ATLANTIC HIGHLANDS SUB

FERRELL DEBORAH KAY L/E/
7203 HAMMOCKS DRIVE
CANANDAIGUA, NY 14424

2026

00-00-31-1060-000J-0052

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

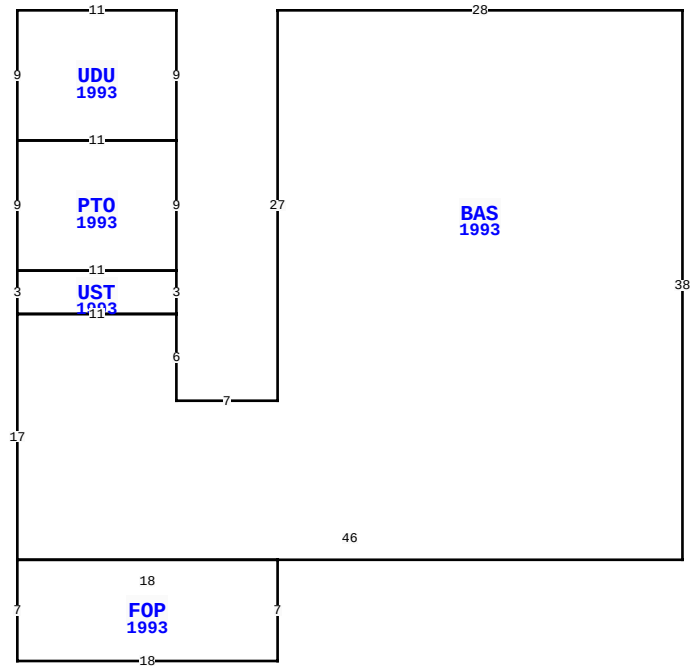
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 80
Exterior Wall	04	SINGLE SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,328	100	1993	1,328	82,419
FOP	126	30	1993	38	2,358
PTO	99	5	1993	5	311
UDU	99	55	1993	54	3,351
UST	33	45	1993	15	931
TOTALS	1,685			1,440	89,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,440	94.5672	99.30	142,992	1940	1965	0	0	0	37.50	62.50

1 SINGLE FAM 0% - 0 Heated Area: 1328 HX Base Yr



BLD DATE	02/04/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

1601 ALACHUA ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	89,370
TOTAL MARKET OB/XF VALUE	858
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	390,228
SOH/AGL Deduction	148,726
ASSESSED VALUE	241,502
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,502
TOTAL JUST VALUE	390,228
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2307/0923	6/21/2019	QC	U	I	11	100
GRANTOR: FERRELL DEBORAH KAY						
GRANTEE: VIERA MIRANDA ARABE						
2307/0921	6/21/2019	QC	U	I	11	100
GRANTOR: VIERA MIRANDA ARABELL						
GRANTEE: FERRELL DEBORAH KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S27 W7 N6 UST=[YR=1993] N3 PTO=[YR=1993] N9 UDU=[YR=1993] N9W11S9 E11$ W11S9E11$ W11S3E11$ W11 S17 FOP=[YR=1993] S7E18N7W18$ E46 N38$.

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	0940	SHEDS/PORT	0	0	11	13	143.00	SF	30.00	30.00	100	1980	1980	3	20	858	

LAND DESCRIPTION

TOTAL OB/XF 858

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	0006	R-1	67.00	137.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS