LOT 260
IN OR 2039/1035
GA FDNA BEACH #2 UNR

ROMANO RICHARD
9 HYLER DR
HAMPTON BAYS, NY 11946

2026

00-00-31-134B-0260-0000

BUILDING CHARACTERISTICS

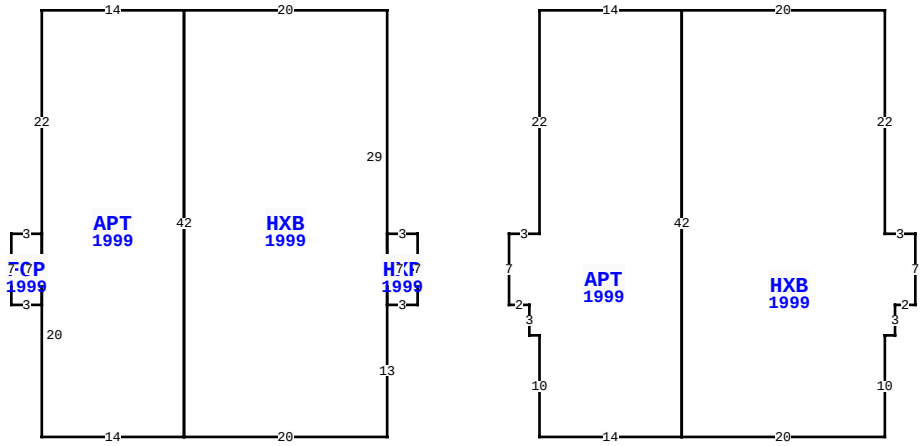
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	588	100	1999	588	82,673
APT	612	100	1999	612	86,047
FOP	21	30	1999	6	844
HXB	840	100	1999	840	118,104
HXB	864	100	1999	864	121,479
HXP	21	30	1999	6	844
TOTALS	2,946			2,916	409,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,916	116.2686	161.61	471,255	1999	1999	0	0	0	13.00	87.00

1 DUPLEX 0% - 0 Heated Area: 2904 HX Base Yr



728 TARPON AVE A&B, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,992
TOTAL MARKET OB/XF VALUE	1,467
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	736,459
SOH/AGL Deduction	24,068
ASSESSED VALUE	712,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	712,391
TOTAL JUST VALUE	736,459
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	667,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990802	NEW CONSTR	181,043	07/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2039/1035	3/25/2016	WD	U	I	11	100
GRANTOR: ROMANO MICHAEL						
GRANTEE: ROMANO RICHARD						
1217/1186	3/24/2004	WD	Q	I		425,000
GRANTOR: SUCARA GAROON						
GRANTEE: ROMANO MICHAEL B						

BUILDING NOTES

BUILDING DIMENSIONS

HXB=[YR=1999] W20 APT=[YR=1999] W14 S22 FOP=[YR=1999] W3 S7 E3 N7 $ S20 E14 N42 $ S42 E20 N13 HXP=[YR=1999] E3 N7 W3 S7 $ N29 $ PTR= E15 APT=[YR=1999] E14 HXB=[YR=1999] E20 S22 E3 S7 W2 S3 W1 S10 W20 N42 $ S42 W14 N10 W1 N3 W2 N7 E3 N22 $ W15 $.

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
3	1241	WD DECK G	0	0	10	20	200.00	UT	17.25	17.25	100	1999	1999	3	25	863	
9	1241	WD DECK G	0	0	10	14	140.00	UT	17.25	17.25	100	1999	1999	3	25	604	

LAND DESCRIPTION

TOTAL OB/XF 1,467

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	000800	C	MULTI-FAMILY	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	325,000							

REVIEW DATE 06/06/2024 BY KBA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS