LOT 262
IN OR 2694/1066
GA FDNA BEACH 2 UNR

MARTINEZ MARIO F
42 KINGS RD
NEW WINDSOR, NY 12553

2026

00-00-31-134B-0262-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

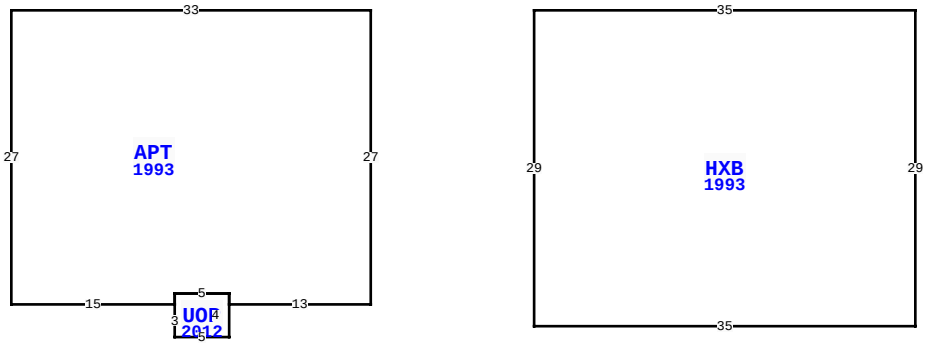
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
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	886	100	1993	886	110,680
HXB	1,015	100	1993	1,015	126,796
UOP	20	20	2012	4	499
TOTALS	1,921			1,905	237,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,905	107.8000	149.84	285,445	1981	1990	0	0	0	16.63	83.37

1 DUPLEX 0% - 0 Heated Area: 1901 HX Base Yr



732 TARPON AVE U&D, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	237,975
TOTAL MARKET OB/XF VALUE	4,315
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	567,290
SOH/AGL Deduction	86,697
ASSESSED VALUE	480,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	480,593
TOTAL JUST VALUE	567,290
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	497,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091076	100 & 200 AMP SRV	1,500	08/17/2009
19991241	INTERIOR REMODEL	1,500	09/20/1999
19990332	ELEVATED DECK & S	1,400	04/30/1999
8061	REMODEL	3,250	12/28/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2694/1066	2/13/2024	QC	U	I	11	100
GRANTOR: MARTINEZ MARIO F &						
GRANTEE: MARTINEZ MARIO F						
2542/0185	2/21/2022	QC	U	I	11	100
GRANTOR: MARTINEZ MARIO F						
GRANTEE: MARTINEZ MARIO F &						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W33 S27 E15 UOP=[YR=2012] S3 E5 N4 W5 S1$ N1 E5 S1 E13 N27 $ PTR= E15 HXB=[YR=1993] E35 S29 W35 N29 $ 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	0	0	588.00	UT	17.25	17.25	100	2004	2004	3	30	3,043	
4	1242	WD DECK A	0	0	24	4	96.00	SF	10.00	10.00	100	2004	2004	3	20	192	
5	1242	WD DECK A	0	0	0	0	540.00	SF	10.00	10.00	100	2004	2004	3	20	1,080	

LAND DESCRIPTION

TOTAL OB/XF 4,315

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